

## HOA Board 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. DECORATIVE SHUTTERS

#### DECORATIVE SHUTTERS

Shutters are considered “decorative” if they are used primarily for ornamental purposes and not certified as hurricane shutters. Decorative shutters are permitted for-all elevations provided such details are consistent with the architectural theme and exterior colors of the Structure. Shutters may be fixed or operable, and mounted to one or both sides of a window or from the top of a window as may be appropriate. The following shutters are permitted, subject to approval of overall design: Louver, Panel, Batten, Painted Aluminum, Polyvinyl, and Formed Synthetics.

#### APPROVAL OF HURRICANE SHUTTERS

If hurricane shutters are planned for a Structure, approval is highly recommended at time of Architectural Review rather than as part of a modification to an existing Structure. Installation details, product photos, and color samples must be submitted for Architectural Review or Modifications Review [as applicable]. The type, manufacturer, installation, and color of hurricane shutters are subject to approval of the ARC.

#### TYPES OF HURRICAN SHUTTERS

Hurricane shutters include temporary and permanent types. Generally, more than one type of hurricane shutter is required to provide protection for doors, windows and fixed glass openings.

Subject to design standards in this section, the following types of hurricane shutters are permitted:

**Temporary Hurricane Shutters: removable corrugated steel panels or removable aluminum panels**  
**Permanent Hurricane Shutters: Roll-down shutters or Colonial and Bahama shutters**

Other product, materials and types of hurricane shutters will be considered on a case-by-case by the ARC. Verification of hurricane certification for shutters is the responsibility of the Applicant and not the ARC. Accordion shutters are not permitted.

#### TEMPORARY HURRICANE SHUTTERS

Temporary hurricane shutters may be fabricated or corrugated steel or aluminum panels and may be used on all elevations of a Structure. However, permanently affixed tracks must not be visible from the street, side yard of Corner Lots or adjoining Lots. In locations where permitted, permanently affixed tracks and all other mounting brackets and attendant hardware shall be painted to match or blend with the color of the door frame, window frame, wall or other surrounds to which such items are attached.

#### ROLL-DOWN SHUTTERS

Roll-down shutters may be made of foam-filled aluminum, extruded aluminum and other approved materials. Rolldown shutters are approved for all elevations and must be concealed from view inside the roof soffit or in other locations not visible from the street, the side yard of Corner lots or adjoining Lots.

### **COLONIAL AND BAHAMA SHUTTERS**

With the approval of the ARC, Colonial and Bahama shutters, which have been certified as hurricane shutters, are permitted for permanent installation on all elevations if consistent with the architectural theme of the Structure.

Colonial shutters may be mounted to one or both side of a window. Bahama shutters are hinged at the top and held in place by support rods.

### **USE AND OPERATION OF HURRICANE SHUTTERS**

Temporary hurricane panels must be stored inside a Structure and only installed as provided below. Permanent hurricane shutters may be attached to the Structure and remain in place at all times. However, this type of shutter must be in the “open” position except when a tropical storm or hurricane is imminent.

Temporary hurricane panels maybe installed and permanent hurricane shutters may be “closed” upon issuance of a tropical storm or hurricane watch. Temporary hurricane panels must be removed, and permanent shutters released to the “open” position within five [7] days after a watch or warning is lifted.

**Arrangements for the installation or removal of hurricane shutters are the responsibility of Owners.**

## **3. DEPOSITS**

A Two Thousand Dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all Association Property, including but not limited to, roadways and landscaping are restored to the original state in the reasonable judgment of the Association.

## **4. 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 original driveway surface from what the builder installed and must replace it with the same materials and style as was originally installed by builder. Driveway may be widened by concrete or professionally installed 3” thick concrete pavers in similar color to the concrete driveway. Pavers MUST have adequate substrate to prevent an uneven appearance and prevent settling. Uneven pavers will need to be corrected at homeowner expense. Paver extensions MUST be of the same width on both sides of driveway to present a symmetrical appearance. Patio Pavers on grade are NOT authorized to widen a driveway.

## **5. 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 the rear corner of a structure to the maximum buildable area line and, thereafter, along the maximum buildable area line to and across the rear property line.
- C. **Location: Front of lot.** No Permanent fencing is authorized anywhere forward of 10' 0" from the front corner of the house, If part of the front face if the house is set deeper, the minimum setback is 5' on that particular side. (Temporary decorative fencing is authorized from 01 September until 15 January)
- D. **Height.** Perimeter fences shall be 6'-0" in height, except: On waterfront lots, fences 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.
- E. **Design.** Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be 2 types: all vinyl Tan T&G (tongue and groove); or ONLY on lots abutting bodies of water or conservation areas, shall install open-picket 3-rail in black aluminum. The finished side of the fence must face the adjoining lots or any abutting right-of-way. Each fence must have a minimum of one 4' gate. 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. LANDSCAPE

Landscaping and Landscape Enhancements: ARC shall have final approval of all exterior changes.

- **Annuals and perennials:** Annuals and perennials are permitted to be planted within existing beds only, no Annuals or Perennials are authorized to be planted outside of existing beds without prior permission of the ARC. The owner, not the landscaping company or the association, is responsible for the maintenance of these plantings.
- **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. These flowerpots cannot be placed in landscaping beds, mulch beds, on the lawn, or in any way impede the landscaping company from completing landscape maintenance on the property. 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, must be compatible with the existing plant palette for the Community. No trees, flowers or Shrubs will be planted outside of beds or on lot lines.
- **Other enhancements:** Other landscape enhancements such as birdfeeders, benches, sculptures, trellises, "garden art", etc., all require prior written permission from the ARC. In general, most items should not exceed 18" in height, should be of natural (not painted) finishes, and should not dominate the landscape, but should blend in with the overall texture and theme of the architectural concept. No more than one such item will be approved per lot. Landscaping additions CANNOT impact traffic view corridors, especially on corner lots. Existing beds will not be modified in shape or size without prior written approval of the ARC.

## 7. LANDSCAPE – PREVENTED PLANTS

Following is a list of the currently prohibited residential landscape plantings.

### TREES AND ORNAMENTALS

Common

Name:

Rosary Pea

Earleaf Acacia

Mimosa, Silk Carrotwood Tree Woman's  
tongue Coral Air Potato

ardisia

Shoebuttan ardisia

Asparagus fern

Orchid Tree

Bischofia

Santa Maria mastwood, Alexandrian Laurel

Australian pine

Suckering

Australian Pine

Camphor tree

Wild Taro

Lather leaf

Winged Yan

Water hyacinth

Laurel fig

West Indian Marsh

Grass Gold Coast

Jasmine Brazilian

jasmine Lantana,

shrub verbena

Glossy Privet

Chinese privet

Japanese honeysuckle alata Discorea Japanese climbing

bulbifera fern Old world Eichornia

Climbing fern Cat's crassipes Eugenia claw vine Sapodilla uniflora

Melaleuca, paper bark Ficus microcarpa (or any type of Chinaberry Catclaw Ficus) Imperata  
cylindrical

Mimosa

J asminium dichotumum

Nandina, heavenly bamboo Botanic

Name:

J asminium Fluminense

Lantana camara

Ligustrum lucidum

Abrus precatorius

Ligustrum sinense

Acacia auriculiformis

Lonicera japonicum

Albizia julibrissin

Lygodium japonicum

Albizia Lebeck

Lygodium

Ardisia Crenata

microphyllum

Ardisia elliptica Asparagus Macfudyema unguiscati dennisflorus Bauhinia

Manilkara zapota Melaleuca

Variegata Bischofia javanica

quinquemervia Melia

Calophyllum Antillanum

azedorach

Casuarina equisetifolia

Mimosa pigra

Casuarina glauca

Nandina domestica

Cinnamomum camphora

Colubrina  
Sword fern Asian  
sword fern Burma  
reed; cane grass Serwer  
vine;  
onion vine Skunk:  
vine  
Torpedo grass  
Mexican petunia  
Chinese tallow tree  
Schefflera

#### GROUND COVERS & GRASSES

##### Common Name:

American  
Bittersweet Amur  
Honeysuckle  
Asiatic (Oriental)  
Bittersweet Bishop's Goutweed  
Creeping Jenny  
Crown Vetch  
Curly Pondweed  
Japanese Knotweed  
Japanese Stilt Grass  
Korean BARCerry  
Leafy Spurge (Wolfs Milk)  
Mile-A-Minute Vine Multiflora  
Rose  
Porcelain Ivy  
Purple Loosestrife  
Spotted Knapweed (Bachelors  
Buttons) Tansy (Golden Buttons)  
Tatarian Honeysuckle  
Variegated Yellow Archangel  
Water Chestnut  
Nephrolepis  
cordifolia  
Nephrolepis  
multiflora N  
eyraudia  
reynaudianan  
Paederia  
cruddesiana  
Puederia foetida  
Panicum rep ens  
Ruelia brittonianan  
Sapium sebiferum

Schefflera actinophylla

#### SHRUBS, VINES,

##### Botanic Name:

Celastrus scandens  
Lonicera maackii  
Celastrus orbiculatus  
Aegopodium podagraria  
Lysimachia nummularia  
Coronilla varia  
Potamogeton crispus  
Polygonum cuspidatum  
Microstegium vimineum  
Berberis koreana  
Euphorbia esula  
Polygonum perfoliatum  
Rosa multiflora  
Ampelopsis  
brevipedunculata Lythrum  
salicaria Centaurea  
maculosa Tanacetum  
vulgare  
Lonicera tatarica  
Lamiastrum  
galeobdolon Trapa  
ratans

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.

## **8. 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. Scalloped Landscape edging is NOT permitted, it is strictly prohibited.

## **9. 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 wired landscape lighting must be located no less than 10ft from the front lot line and 3ft from the side lot line. Removable solar landscape lighting may be placed within the front setback and is not subject to the 10ft rule. No lighting is authorized on the area between the sidewalk and the road.

### **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 include copper, verde green, rust or black and other colors as may be approved by the ARC. 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, not exceeding 30" in height above grade, may be used on a limited basis to light walkways. Pagoda or bollard style lights must have diffusers with extended shields to reduce glare from the street. Wired 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. Removable Solar pathway lights may be installed along the driveway and along the sidewalk.

## **LANDSCAPE LIGHTS**

Ground lights, ground-level spotlights 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 spotlights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARC. 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 ARC.

## **HOLIDAY LIGHTING**

Holiday Lighting and displays are authorized. Lights and displays should be taken down no later than 14 days after the date of the holiday.

## **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 ARC, 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 ARC Administrator.

## **10. 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. Stone mulch may be used, provided that it adheres to the following standards:

Colors: Earth tone only (i.e. white, buff, beige, charcoal or brown)

### **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.

## **11. 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.

## **12. PERGOLAS / TRELIS / GAZEBOS**

Pergolas, Gazebos, Trellises, and Arbors

1. All pergolas, gazebos, trellises and Arbors must be constructed of vinyl or cedar and must be painted white, finished to match the trim color of the home or be natural stained. Construction drawings, elevations, and details must be submitted to the Reviewing Entity for all pergola, gazebos, trellis, and Arbor applications.
2. All pergolas, gazebos, trellises and Arbors must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the home or be a maximum width of eighteen feet (18'), whichever is less.
3. Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing, or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of a pergola may not exceed the eave height of the home or 12 feet for two story homes. Pergolas or shade structures may not be attached to the home.
4. One (1) or more trellises may be installed to shield a patio or deck if approved by the Reviewing Entity. Attaching a trellis to your home may void applicable warranties from Declarant. Trellises used to screen decks or patios that have a height extending to the eaves of the home may have a maximum width of no greater than eight feet (8'). Each section of trellis must be separated by a gap or lower section of trellis at a minimum distance equal to the section of trellis. Applications for trellises that do not extend to the eave height of the home shall be reviewed on a case-by case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and remain plumb, level, and



structurally sound. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences. Please see Appendix "C" for an example of a typical trellis.

5. One (1) Arbor may be installed only if structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The Arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all Arbors are different, approval will rest with the Reviewing Entity. Please see Appendix "C" for an example of a typical Arbor.

### **13. POOLS & SPAS**

In-ground pools and spas and their enclosures shall be located within the maximum buildable area in rear yards. No above-ground pools are permitted. No screening of the pool area may extend beyond the sides of the dwelling and the color of the frame must be bronze. The construction of a pool or spa and deck may not change the grade of the existing landscape. Planting material or other landscape devices may be required by the ARC to soften screen enclosures and pool/spa structures from adjoining properties. Any modification to the irrigation system resulting from an installation of a pool (or lanai extension) must be performed by the owner at their expense.

Any resultant alterations to systems for landscaping and irrigation are the responsibility of the homeowner. Gutters and downspouts which become part of the pool installation may be required to be tied into an underground drainage system and drained to a lake, swale, or other storm water drainage system. Pool/spa heating systems, their placement and attachments, must also be approved by the ARC. Permanent swimming pools will require submission to and approval by Governing entity. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground spas or Jacuzzis not exceeding three feet (3') in height above the existing grade level. Such spa must be adequately screened from street view and the view of any neighboring property, including lots and Common Areas.

All spa or Jacuzzi equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. All spas or Jacuzzis must be constructed entirely within the Private Area. All spas or Jacuzzis must be installed according to County ordinances.

The Reviewing Entity may require additional plant materials to be planted to screen the spa or Jacuzzi from neighboring properties. Please refer to Ancillary Equipment, Section 11.E with regard to equipment screening requirements. Maintenance of planting materials for spas and Jacuzzis are the homeowner's responsibility.

Spa or Jacuzzi drains must connect to the storm sewer. No swimming pools or spas can be drained onto open space or any other property.

### **14. PROHIBITED and UNPROHIBITED STRUCTURES**

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use

- Stand-alone garages and secondary garages accessible by side or rear yards
- Tents of a permanent nature, including screened in pergolas, fencing
- A bird or squirrel house exceeding the roof eave in height artificial vegetation
- Accessory buildings, including, greenhouses and guest houses
- Standalone flagpoles are allowed as long as they follow Statute 720.304
- metal kit sheds.

#### **UNPROHIBITED**

- Sheds no larger than 10"x12" are allowed. Sheds must be in fenced yard, be built to applicable building codes on slab or appropriately anchored and may be no more than 10'6" at the peak of the

roof. Wood built sheds must be painted to match the house. Vinyl Sheds must be grey, brown or tan in color and should have extreme weather kits when available.

## 15. SATELLITES

Architectural approval is not required for new satellite dishes that measure less than 24" across at their longest side, larger dishes require approval. A satellite dish 39" or less (diametrically or diagonally measured) may be installed on an Owner's side or rear roof or the side or rear of the property. If the dish is placed on the ground, it must either be lower than the nearest fence or screened by landscaping to minimize its impact on the neighborhood. A satellite dish will not be placed in setback areas.

### Extenuating Circumstances:

If the Homeowner and the Architectural Committee determine it is not possible to receive an adequate signal under the above-described policy, alternative placement will be considered on a case-by-case basis. Alternative placement may include requirements that the dish be screened by landscaping, painted in a color compatible with the surroundings, or other alternatives, which will further minimize its impact on the neighborhood.

Pursuant to Federal Communications Commission, Rule 1.4000:

(a)(1) Any restriction, including but not limited to any state or local law or regulation ... or any private covenant, homeowners' association rule or similar restriction on property within the exclusive use or control of the antenna user where the user has a direct or indirect ownership interest in the property, that impairs the maintenance, installation, or use of ...

- (i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter ...
- (ii) an antenna that is designed to receive video programming services via multipoint distribution services ... and is one meter or less in diameter or diagonal measurement ...
- (iii) an antenna that is designed to receive television broadcast signals; or
- (iv) a mast supporting an antenna described in [the above paragraphs]; is prohibited to the extent it so impairs.

The regulation goes on to define how a regulation or restriction might impair installation. According to the regulation

...

(a)(2) ... a law, regulation or restriction impairs installation, maintenance or use of an antenna if it

- (i) Unreasonably delays or prevents installation, maintenance or use,
- (ii) Unreasonably increases the cost of installation, maintenance or use,
- or (iii) Precludes reception of an acceptable quality signal. Id.

## 16. SCREENED ENCLOSURES / ENTRANCEWAYS

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

The construction of screened enclosures on the Visible Lots is prohibited, provided, black or bronze screen enclosed lanais shall be permitted under the existing house roofline as long as they are generally consistent.

- a. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. Screen framework should be white, and screen must be charcoal color. The Architectural Control Committee must approve plans prior to construction.
- b. Screen enclosures may include kick plates. Screen must continue to deck surface perimeter limits.
- c. Those lots defined as "Visible Lots" in the Declaration, may only erect Screened Lanais, which are black or bronze screen enclosed lanais under the existing house roofline as long as they are generally consistent with the

development of the community.

- d. All exterior aluminum must be white or bronze with the exception of the "Visible Lots" as discussed above. All screens must be charcoal color.
- e. Screens are permitted at garage openings, must be beige color or painted to match the house.
- f. No screened front porches will be allowed.
- g. Full view Storm Doors are authorized, must be aluminum in construction and color must match existing door color. (Example LARSON Tradewinds 36-in x 81-in Full-View Aluminum Storm Door)

## 17. SIGNAGE

All signs, except those placed by a licensed realtor are prohibited in the community. Limited to one standard yard sign no larger than 2'x3'.

## 18. SOLAR PANELS

The location and design details for solar collectors shall be submitted for Architectural Review of Modifications Review [as applicable]. A solar collect shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining Lots and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. Under no circumstance may solar collectors extend above the ridgeline of a roof.

## 19. SPORTS / PLAY EQUIPMENT

### SWINGS/PLAY EQUIPMENT/TRAMPOLINES

Children's play equipment, swing sets (of any description); play sets (of any description) hard plastic molded play houses, hard plastic molded basketball hoops or play items will only be approved in a fenced rear yard.

No molded plastic or blow-up type pools may be left in the rear yard after any use nor may they be left lying or leaning up against the home or on the patio. No above ground pools will be approved.

None of the play items mentioned above may be left in the yard after playing. All items need to be removed to enclosed area.

### BASKETBALL HOOPS

Basketball hoops will not be permitted to be installed on any home. Portable hoops shall be stored & away from view when not in use.

## 20. WINDOW / MINI-SPLIT AC UNITS

Window air-conditioning units are not permitted for use on Residential Units. Condenser units for Mini-Split AC units must not be visible from the front of the home. Must be in fenced yard or along the back exterior wall.

Date Adopted 10/26/2022

HOA President Signature

