

The governing documents requires the Board of Directors to appoint members to the Architectural Control Committee (herein after called ARC). Its primary function is to draft and recommend architectural standards and review all the proposed changes that would affect the appearance of the property in relation to the standards.

Whereas, the ARC has developed the following standards that are consistent with the governing documents and maintain the appearance and value of property.

1. Section 5.1: If homeowner fails to submit application before starting work, or before approval the HOA will fine homeowner \$500.00 for each occurrence. If homeowner doesn't receive a response within 60 days from the date their application is received, homeowner may commence with their change but must comply with established rules.
2. Mailboxes 5.1: All mailboxes must be solid white 4" post with black metal mailbox as installed originally by developer. Mailbox shall not be covered with vegetation. Ground level vegetation cannot exceed 24" in height.
3. Fences section 5.3: No fence shall be installed on any property closer than 10 ft from the rear plane. All fences "Must" remain within property line and must maintain all setbacks stated in section 5.4. In the case of corner lots, fencing shall be installed from the rear corner of the house at the side street then back to the rear lot line. There are only 2 style fences in the community: a 6' white vinyl privacy fence, and a 4' black coated aluminum picket fence. Homes with pools must follow FL state laws. A privacy fence installed on a pond lot or conservation lot the privacy fence must stop at the rear plane of the house.
4. Landscaping 5.8: All landscaping must be maintained including all "beds". All beds must be filled with mulch, pine straw, or stone and free from weeds and edged. All beds must be maintained and refreshed as needed. All trees must be kept trimmed along with shrubs, bushes, or decorative plants. All sidewalks, driveways must also be edged and kept free from any and all debris. Front and side yards must consist of St Augustine, Zoysia, Bermuda or Bahia grass and irrigated and maintained. Lawn ornaments are only allowed in the front landscaping and cannot exceed in height of the bottom frame of the windows.
5. Power washing: 5.1 All homes must be power washed and cleaned of mold and debris this also includes sidewalks and driveways.
6. Landscaping section 5.8: Use of wells for irrigation: When using well water for irrigation the homeowner must keep all sidewalks, driveway, curbing, inground transformers other utility boxes and house free from "rust stains".
7. Paint colors 5.1: Homeowners shall paint their homes in the following manner:
 - Use the same original paint color scheme by the builder.
 - Select a paint color scheme from the community color book.

All paint applications must be submitted to and approved by the ARC before painting is commenced. Any alternative color schemes will be considered only after review from the ARC and approved by Board of directors.

8. Section 5.1: All structures of any type, shape must not be installed beyond the side plane of the of the house structure. Pergola's, gazabos or other open structures (used for gathering) can be placed anywhere in the rear or rear side of yard and must remain behind the rear plane of home. Structures must conform to the surrounding homes and all setbacks must be maintained. All playground equipment must be in the rear yard.
9. Feeding of wildlife section 5.11: There shall be no feeding of any wildlife with exception of birds (non-waterfowl) fish or turtles. Absolutely no feeding of ducks, geese, or alligators of any kind. Feeding such wildlife will impose a fine of 500.00. (FL Law 379.412)
10. Common area Section 5.28: No one is allowed to enter into a electric power, irrigation or pond control area without association approval and authority. Anyone caught using HOA outlets, water or tapping electric mains will be charged with theft.
11. Park Section 5.28: Per posted signs no pets are allowed in the park at any time.
12. Section 5.13: All 2 car driveways may be extended in width up to 24" on each side but not to extend beyond the side plane of the garage. Any extension must be of the same material and color of the existing driveway. Driveways must remain in good condition free of cracks.
13. Pools Section 5.1: All inground swimming pool and screen enclosures shall be installed in the rear yard and must not extend beyond the side plane of the house. No above ground pools are allowed. All pool installations must comply with FL Statute requirements. All screen enclosures must be bronze in color with black screen.
14. Street parking section 5.13: No long-term parking is allowed on the roadway. Short term parking is allowed but must follow: (FL Motor Vehicle statute **316.1945**) must not violate the following statues:
 1. In front of a public or private driveway.
 2. Within 15 feet of a fire hydrant.
 3. Within 20 feet of a crosswalk at an intersection.
 4. Vehicles cannot be parked direct apart from each other on opposite sides of street.
 5. Vehicles cannot be parked on curve or turn in roadway.
 6. No vehicle parking at any time in the center Cul-de-sac.