

Flora Parke Homeowners Association Governing Document Clarifications
Rev. 3 – November 2, 2023

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 Approval of Improvement:** If homeowner fails to submit application before starting work, or before receiving ARC approval for the requested work, the HOA will charge homeowner \$500.00 processing fee for each occurrence. If homeowner does not receive a response from the ARC / HOA within 60 days from the date their application is received, homeowner may commence with their change but must comply with established rules.
2. **Section 5.1 Approval of Improvement:** All attached or detached structures (additions, covered screen rooms, pools, etc.) of any type, shape must not be installed beyond the side plane of the house structure. Pergola's, gazebos, or other open structures (used for gathering) may 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. The addition of a structure as described above in the rear or side yard of a home requires the submittal of an application to the HOA and ARC for review and approval.
3. **Section 5.1 Approval of Improvement (Roof):** All Roof replacement must be constructed out of asphalt or metal (steel colored) shingles. No flat sheet metals roofs will be permitted. Color choice and type are subject to ARC approval.
4. **Section 5.1 Approval of Improvement (Paint Colors):** Homeowners shall paint their homes in the following manner:
 1. Use the same original paint color scheme applied by the builder.
 2. 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 by the ARC and approved by HOA Board of Directors.
5. **Section 5.1 Approval of Improvement (Pools):** All inground swimming pool and screen enclosures shall be installed in the rear yard. Pools must remain in the rear yard and cannot extend past the side plane of the house. Enclosures can extend past the side plane but must remain in the backyard. No above ground pools are allowed. All pool installations must comply with FL Statute requirements. All screen enclosures must be bronze or black in color with black screen.
6. **Section 5.1 Approval of Improvements (Power Washing):** All homes must be free of mold and debris and should be cleaned using power washing or other cleaning method, and includes sidewalks and driveways. Power washing / cleaning activities DO NOT require ARC approval.
7. **Section 5.1 Approval of Improvements (Mailboxes):** All mailboxes must be solid white 4"x 4" post with black metal mailbox as installed originally by developer. Mailbox shall not be covered with vegetation.

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Ground level vegetation cannot exceed 24” in height. Mailbox may have reasonable decorative covering adhered or magnetically attached. (examples: sports teams, flowers, American flag etc.)

8. Section 5.3 Fences: No fence shall be installed on any property greater than 10 feet 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 two styles of fences allowed in the community: a 6-foot-tall white vinyl privacy fence, and a 4-foot-tall 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. *(Please see Exhibit A).*

9. Section 5.8 Landscaping: 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 to maintain a boundary between the bed and adjacent lawn. 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 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 beds and cannot exceed 4 foot in height. Dead tree’s that would be reasonably considered a safety issue can be removed without ARC approval. All removal or replacement of living trees on a lot will require ARC submission and must be replaced with another tree. (Landscaping cannot be changed from original design without ARC approval in advance).

10. Section 5.8 Landscaping: 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”.

11. Section 5.11 Pets and Animals (Feeding of Wildlife): There shall be no feeding of any wildlife with exception of songbirds (non-waterfowl) from a feeding station (bird feeder, platform, or similar not greater than 12 inches by 12 inches. Multiple feeders may be installed by the homeowners and installation of feeding stations does not require HOA approval. Absolutely no feeding of ducks, geese, or alligators is ever permitted. Feeding such wildlife may carry a fine of 500.00 from local wildlife or law enforcement officers (FL Law 379.412).

12. Section 5.13 Parking of Wheeled Vehicles, Boats, Etc.: 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. Pavers may be added as a decorative boarder or accent. (Pavers cannot exceed more than 12” on either side) Driveways must remain in good condition free of cracks. Driveways can be coated with a “clear Sealer” no color stains are allowed.

13. Section 5.13 Parking of Wheeled Vehicles, Boats, Etc. (Street Parking): No long-term parking is allowed on the roadway. (long term parking is defined as any vehicle parked in the road way over night). Short term parking is allowed but must follow: (FL Motor Vehicle statute **316.1945**) and must not violate the following statues:

1. In front of a public or private driveway.
2. Within 15 feet of a fire hydrant.

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3. Within 20 feet of a crosswalk at an intersection.
 4. Vehicles cannot be parked directly apart from each other on opposite sides of street.
 5. Vehicles cannot be parked on curve or turn in the roadway.
 6. No vehicle parking at any time in the center of a Cul-de-sac.
- 14. Section 5.28 Common and Maintenance Areas:** No one is allowed to enter into an electric power, irrigation or pond control area without HOA approval and authority. Anyone caught using HOA outlets, water or accessing electric mains without explicit HOA authorization will be charged with theft and prosecuted to the full extent of the law.
- 15. Section 5.28 Common and Maintenance Areas (Park):** Per posted signs no pets are allowed in the park at any time. All pets must remain leashed at all times in all public areas inside Flora Parke.

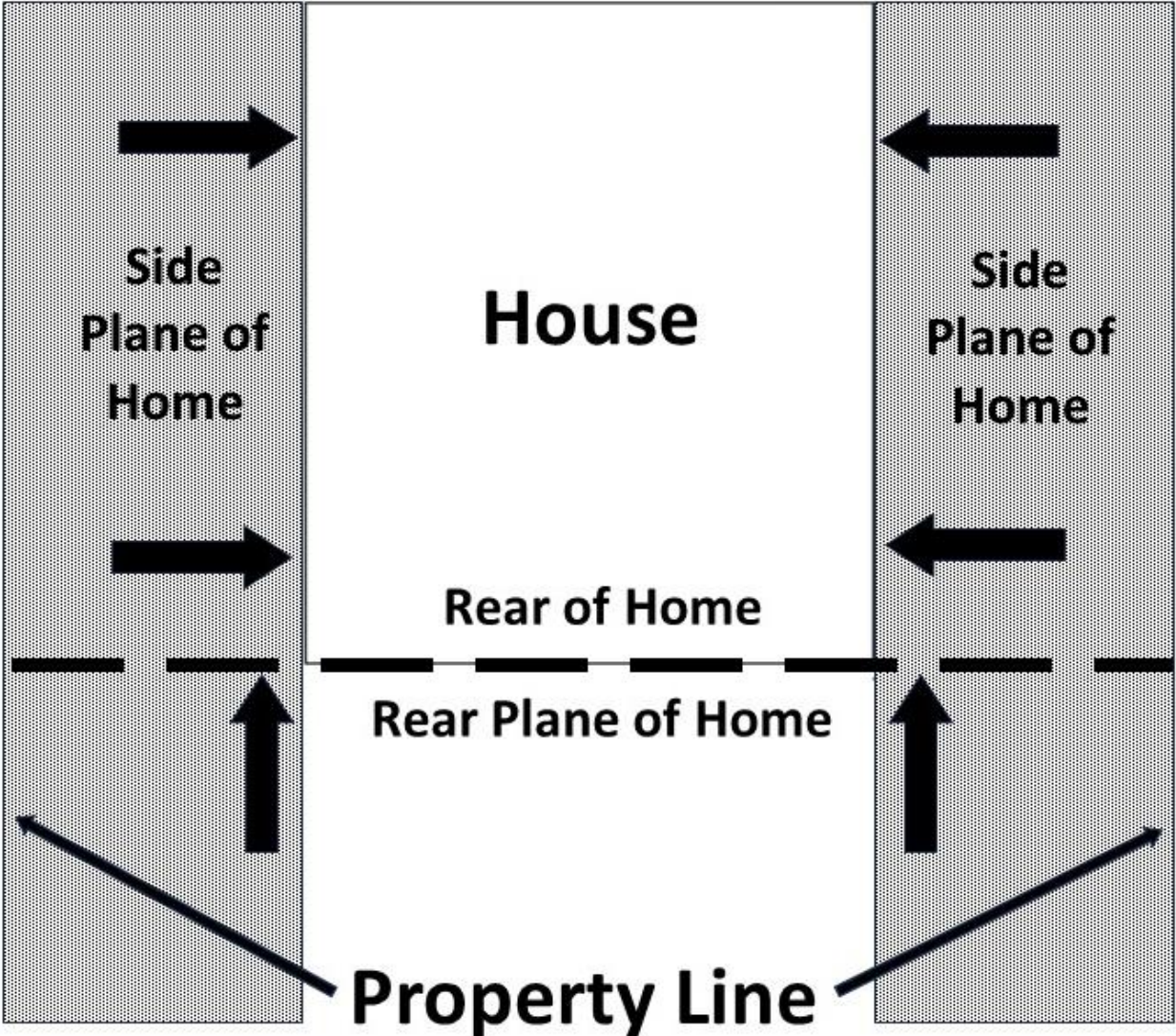
Exhibit A

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Section 5.3 Fence Guidance and Schematic Drawings

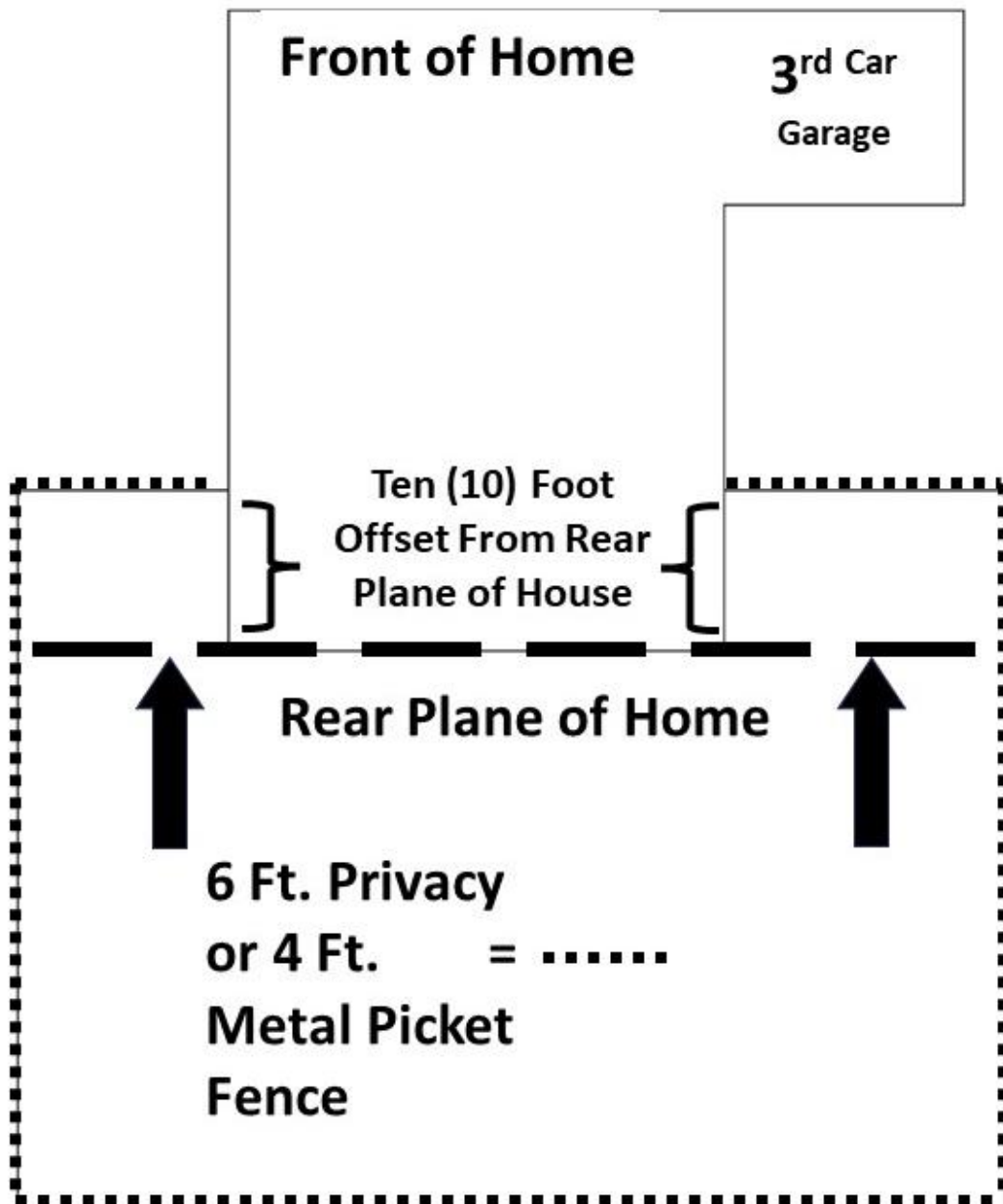
Flora Parke HOA Architectural Review Committee
Schematic Diagram A
General Definitions

Front of Home



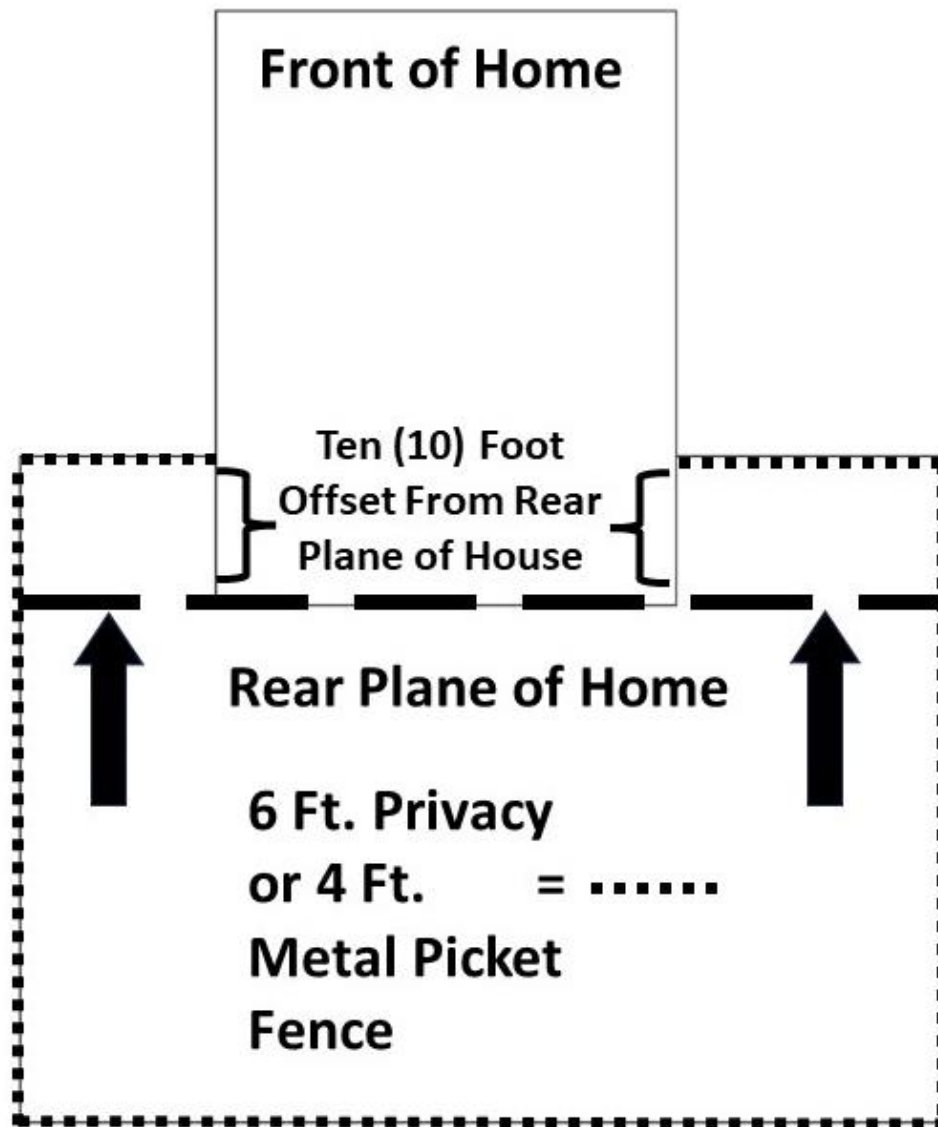
Flora Parke HOA Architectural Review Committee
Schematic Diagram B
3-Car Garage – Allowable Fence Configuration

Street

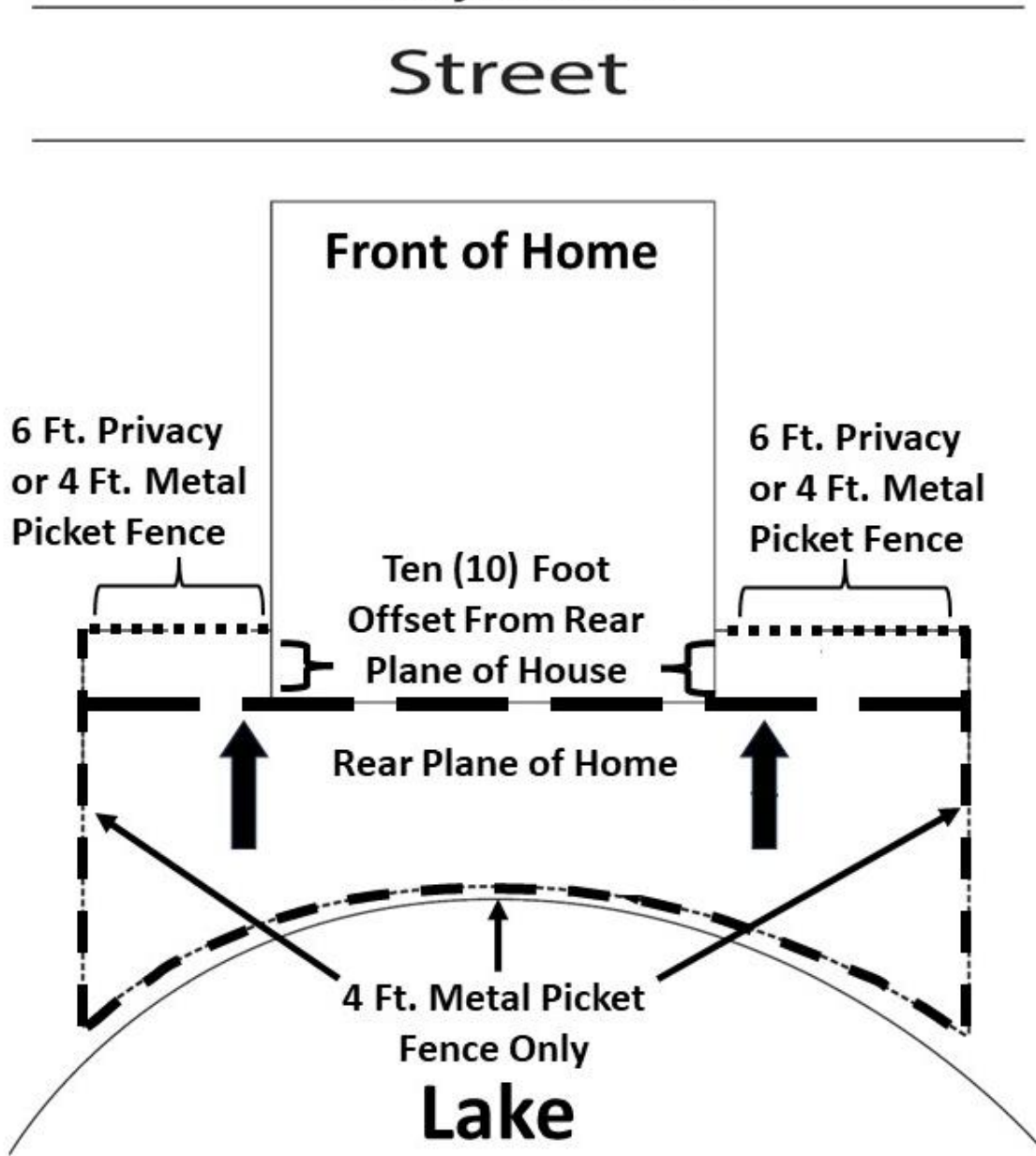


Flora Parke HOA Architectural Review Committee
Schematic Diagram C
2-Car Garage – Allowable Fence Configuration

Street



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Schematic Diagram D
Lakefront Home



Flora Parke HOA Architectural Review Committee Schematic Diagram E

Corner Lot

