

Heritage at Plant Street Community Association, Inc.

Community Standards and Architectural Guidelines

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COMMUNITY STANDARDS AND ARCHITECTURAL GUIDELINES, STANDARDS & CRITERIA

I. GENERAL REQUIREMENTS

This community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, this style is not the result of a formal Architectural code but rather the result of the vision of the original developer(s) / declarant(s).

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community theme, the Board of Directors and the Architectural Control Committee (ACC) hereby recognizes and adopts the style and form of the existing community's Architectural standards as required by the governing documents. This standard shall continue in effect until the adoption and publication of new guidelines and standards.

The Architectural Control Committee is responsible for reviewing all Architectural Alteration Applications made by residents for improvements to the exterior of the house or lot. The Board also reviews Architectural Guidelines and recommends changes and/or additions to the Board of Directors for adoption, hereby referred to by ARC, Architectural Review Committee.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and the Declaration shall prevail.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ACC be construed as meeting either the requirements of the City of Winter Garden or any governmental agency required for approval.

Homeowners that have installed items that were not submitted to the ARC, not approved by the ARC or vary from their approved application are required to submit with "as installed" condition within 30 days of installation or notice to correct.

This condition will be reviewed by the ARC for approval as an exception or be rejected requiring removal or modification.

Homeowners will have 90 days to correct the item. Failure to comply with the guidelines will constitute a violation.

The ARC has the right to modify, revise, add, delete or make any changes to these guidelines by joint resolution with the Board of Directors.

Alteration Application:

1. An alteration application may be obtained from the community manager.
2. A separate alteration application should be submitted for each exterior modification.
3. Incomplete applications will be "rejected" until a resubmittal is received with all the necessary information.
4. The ARC has up to 45 days from the date a properly completed Alteration Application is received by them to take action on that request or it is deemed unapproved.

Each application should include:

1. Copy of the lot survey with the location of the alteration clearly drawn and labeled.
2. Vendor proposal/specifications showing style, shape, height, materials, color and location of proposed alteration.
3. Color samples where applicable.
4. Color picture or vendor brochure showing what the item will look like when completed.

Access to Common Areas

1. All exterior changes and modifications on a homeowner's lot shall be completed in a manner so that they do not materially damage the common areas of the Association, including any drainage or easement areas, or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.
2. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board or the Community Manager. In the case of accessing another person's Lot, permission shall be obtained from the Lot Owner.
3. Other than the record titleholder of the Lot, any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named additional insured prior to commencing work. Insurance shall meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board of Directors may establish these amounts.

4. Homeowners are responsible for any damages to the Common Areas and other Association property, including Community surveillance cameras and driving vehicles over grassed common areas to the extent that the grass is irreparably damaged and needs replaced. Homeowners are responsible for restoring, re-grading, repairing & replacing any damaged grass or plants on the common areas or any adjoining Lots.
5. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.
6. Homeowners shall be held responsible for the acts of their contractors, employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:
 - Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
 - Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of others on the site.

II. CHANGES TO ITEMS ORIGINALLY AFFIXED TO EXISTING STRUCTURE (DOORS, WINDOWS, GARAGE, ETC)

A. Doors

1. Doors may be replaced with doors that are similar in style and composition. Requests for replacement doors shall be submitted including pictures and color choices. Townhome unit doors must match the building doors.

B. Garage Doors

1. Garage door type and style must match builder's original style installed on the home. The carriage style doors in this community are a solid Clopay model #GD5S or Clopay model GD5SV, long windows with square grilles, spadelift handles, step plates and optional decorative spade strap hinges. (see Section J for more information)



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C. Decks and Concrete Patios

1. No added/extended decks or patios shall be installed other than a porch or lanai originally constructed for the home.

D. Driveways and Entrances to Garage

1. No modifications to driveways are permitted from the original design of the builder.
2. Screen doors are not permitted for garages; the garage doors should remain closed when not in use.
3. Changes in the outside appearance of the façade will not be permitted unless these features are or were currently offered by the builders as an option.
4. No vinyl siding will be permitted.
5. All reconstruction including roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

E. Elevations (change in Grade)

1. No owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water within the Community.

F. Encroachment and Plantings on Common Grounds

1. No extension of the landscaping of home sites will be permitted onto Association common grounds.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds or other Association property.
3. *Additionally, as mentioned in Section I, Access to Common Areas, paragraph 1 (page 4): "All exterior changes and modifications on a homeowner's lot shall be completed in a manner so that they do not materially damage the common areas of the Association, including any drainage or easement areas, or individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association."*

G. Exterior Painting and Approved Color Schemes

1. Only the colors noted on the Approved Paint Colors Exhibit are permitted.
2. Prior to painting, each Owner must submit to the ARC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials.
3. Colors on the charts below are from the Florida Paint color selections; however, you may use the paint

manufacturer of your choice as long as the color has been matched to the Florida Paint colors listed.

4. Alteration Applications submitted without color samples will be returned. See below for chart of approved colors. No house may have more than four colors (base, trim, accent door colors, shutters).
5. The body of the house (base color) must have a flat or eggshell finish, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the Alteration Application.
6. There must be a minimum distance of one home to either side and in front of the applicant's home before a color combination can be repeated.

Heritage at Plant Street Approved Exterior Colors - Florida Paint 1-25-2018

BODY		DOOR/ SHUTTERS where applicable
ETHEREAL MOOD 7639	GREYSTOKE 0575	ANDIRON 6174
FOGGY DAY 6235	PRAISE GIVING 0540	BLACK FOX 7020
SANDY RIDGE 7535	CAPTAIN NEMO 0542	URBANE BRONZE 7048
PAVESTONE 7642	GREYBEARD 0528	DARK RIVER 0494
LIBRARY PEWTER 0038	ANONYMOUS 7046	CLOVER PATCH 0431
BUNGLEHOUSE GRAY 2845	COLONIAL REVIVAL STONE 2827	SUNDRIED TOMATO 7585
DOWNING STONE 2821	TRIM	
PEWTER TANKARD 0023	COTTON WHITE 7104	OYSTER CATCH 0585
ANALYTICAL GRAY 7051	MODERATE WHITE 6140	PEPPERCORN 7674
DOWNING SAND 2822	RAIME 6156	BUNGLEHOUSE BLUE 0048
CLASSICAL WHITE 2829	WHITE B1	RAINSTORM 6230
RICE GRAIN 6155	WHITE KITTEN 0022	DARK NIGHT 6273
WEATHERED SHINGLE 2841	PALE LODEN 0440	SLATE TILE 7624
CARDBOARD 6124	BLACK FOX 7020	ROYCROFT BR. GRN 2846
BARELY WHITE 0021	URBAN BRONZE 7048	NAVAL 6244
WHALE BONE 0203	TURKISH TOWER 0579	COCOON 6173
THISTLE GRAY 0197	POWER LUNCH 0572	HOMBURG GRAY 7622
CHINTZ 0573	WOOD SHADOW 0205	MOUNT ETNA 7625
BILLOWING SMOKE 0583	SATURNIA 0369	INKWELL 6992
CONNECTED GRAY 6165	DOVE WHITE 0018	SOMMELIER 7595
DOWAGER 0442	AU NATURAL 0222	DOMINO 6989
POLAR POND 0492	PURE WHITE 7005	STUNNING SHADE 7082
SNOWGLORY 0531	WHITE DUCK 7010	ROOKWOOD DARK RED 2801
PALMETTO BUFF 0309	EVERYDAY WHITE 6077	
TWINKLE TWINKLE 0355	FROSY WHITE 6196	
SHARK FIN 0574		
COLONIAL REVIVAL TAN 2827		

NOTE: The body and trim colors shown are interchangeable with the other schemes; or, you can change your trim color to extra white. The front door may be any of the front door colors shown. If your home has shutters, they will be the same color as the front door.

NOTE: The above paint colors are independent of each other; not aligned as a combination set. The colors are the recommended selections made by the Builder's Design Team. Variations of these color schemes may be considered by the Architectural Control Committee (ARC) at the ARC (who has sole discretion) and may or may not be approved. The ARC reserves the right to deny any color scheme presented that is not on the current list or that is not listed on any revised editions of the community standards. The ARC reserves the right to deny color schemes for aesthetic purposes if they do not align with the architectural design scheme and vision for the Neighborhood. The ARC Architectural Control Committee may make recommendations to the Board of Directors to accept a different color scheme in the community and the Board of Directors has the authority to make the final decision on any

recommended alterations to the community's color schemes.

Exterior Design selections are subject to change by the Declarant's Design Team while a member of the Board of Directors has at least one member on the Board appointed by the Declarant.

H. Front Entry of Home

1. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
2. No front entry shall be used for storage of any kind (this includes shoes).

I. Front Roof Changes

1. No changes other than skylights will be permitted on any roof which is visible from the front of the house.
2. All shingle replacements must be dimensional architectural shingles with a thirty (30) year life.

J. Garage

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owners personal property.
2. No screening is allowed temporarily or permanently on garage door openings.
3. Garage doors shall remain closed when the garage is not in use.
4. Stand-alone garages and secondary garages accessible by side or rear yards are not permitted, unless they are designed to be the primary garage for the home by the builder.
5. Replacement of garage doors shall meet current City/County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.
6. Garage doors must be painted the same color as the body of the house, unless otherwise indicated by the Design team of the builder. Design monograms and anything other than a solid door, with the exception of window panes in the top most panel of the door, are not permitted.
7. All must be in accordance with the "II-B. Garage Door" section, above.

K. Gutters

1. All gutters must match the exterior house color; trim color, or window frame color.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.

L. House Numbers

1. To aid emergency personnel, delivery people and to conform to the City of Winter Garden ordinances, each house shall have a readily visible number permanently attached to the front of the house.
2. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street.
3. Periodically you may receive solicitations to paint your house numbers on the concrete curbing of the street. The literature is formatted in a manner to make it appear that the contractor has permission to do this work and is performing a valuable service. The Association will not hire a contractor to perform these services.

M. Mailbox

1. Cluster mailboxes will be installed at a central location and maintained by the Association. Keys to individual post office boxes may be issued at closing or obtained by your local post office. You will be advised at the time of your closing. Replacement keys must be ordered at your local post office.

N. Roofs (single family homes)

1. Roofs shall be cleaned within thirty (30) days of notice by management.
2. Roofs shall be high grade architectural (dimensional) shingles with a thirty (30) year life.

3. Colors shall be shades and blends of gray or brown that coordinate with the exterior body color of the house.

O. Roof Extensions/Covering

1. No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted.

P. Sidewalks and Stepping Stones

1. Sidewalks may be installed from the driveway to a side garage door or fence gate leading to the back yard. Stepping stones are not permitted.
2. Sidewalks shall be concrete or pavers to match the driveway, it may be 30" to 36" in width, located a minimum of five feet (5') in from the property line and shall not interfere with approved drainage of the current or adjacent lots.

Q. Windows - Replacement, Tinting, and Treatments

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color may be considered by the ARC.
2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectances and no less than 30% light transmittance.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ARC on a case by case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.
4. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
5. Window treatments shall consist of drapery, blinds, decorative panels, or other tasteful window covering. Any window treatments facing the front street of the house shall be white, off-white or other neutral color (i.e. interior shutters in a wood tone are permitted). ARC approval is required.
6. Sheets or other temporary window covering may be used for periods not exceeding one (1) week after an Owner or tenant first moves into a House or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.

III. ADDITION OF ITEMS NOT ORIGINALLY AFFIXED TO EXISTING STRUCTURE

A. Air Conditioners:

1. No air conditioners shall be mounted through a window, door or hung on an exterior wall.
2. Replacement of air conditioner components shall be in their original location unless approved by the ACC.

B. Antennae and Satellite Dishes

1. All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ARC. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited.
2. No such equipment may interfere with the radio or television reception of other homes.
3. The ACC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.
4. Satellite dishes must be no larger than thirty-seven (37) inches in diameter.
5. All antennae and satellite dishes should be either ground mounted on a stand-alone pole or mounted on the rear wall or sidewall of the house.
6. Satellite dishes that are ground mounted shall be installed at no greater distance than eight (8) feet from the house and preferably in a screened or fenced area.
7. It is respectfully requested that satellite dishes NOT be placed on top of roofs. Should you feel your roof is the ONLY location for proper reception, please provide a copy of the proposed location and letter from installer stating why this is the necessary location for installation with your application.
8. Any installation on roof tops should be clamped on and not screwed into the structure as it may automatically void any builder and/or roof warranties.
9. Townhome installations: Any installation on roof tops shall be clamped on and not screwed into the structure as it may automatically void any builder and/or roof warranties and impact your neighbors' roof should water intrusion occur. Any water intrusion roof damages incurred as a result of a satellite dish installation penetrating the roof shall be the responsibility of the homeowner whose satellite dish was installed.
10. Installation of satellite dish shall be in accordance with the current rules of the FCC. Placement shall be as inconspicuous as possible.
11. All installations shall meet the minimum wind load requirements of the Southern Building Code (latest edition) concerning wind resistance and other applicable requirements.
12. Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for their maintenance, repair and replacement, and the correction of any safety hazard.
13. If antennae or satellite dishes become detached, Homeowners shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the Owner, without prior notice.

C. Awnings

1. No permanent or retractable awnings (metal, fabric, wood, plastic or other materials) are permitted on the street-facing side or on the sides of the property. Those affixed at the rear must be in keeping with the color scheme of the property, and be maintained in good condition at all times (i.e. no rust, stains or other sign of damage or inoperability). As such plastic is discouraged and material and metal are encouraged. Motor-operated retractable awnings should always be operable and all awnings should be retracted / disassembled in the event of a Tropical Storm or Hurricane Watch and/or Warning.

D. Barbecues/Smokers/Grills/Firepits

1. Barbecue grills, smokers and built-in barbecue units shall be located within the rear side setbacks of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.
2. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.
3. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition.
4. No permanent barbecue grilles, smokers and built-in barbecue units shall be located within a townhome unit. They must instead be stored outside the townhome (i.e. on the lanai/patio or in the garage).
5. No cooking under lanais or on screened-in porches is permitted, due to safety to neighboring units in a townhome unit. The grille must be pulled at least 10 feet back from the back of the unit's lanai, away from the building and stored once cooled off.
6. No charcoal/wood fire pits are permitted in the townhome units. Propane units are allowed.

E. Canopies including large umbrellas

1. The installation of a canopy (fabric gazebo) or outdoor umbrellas in excess of 7 feet are not permitted. Exception will be for private parties and such fixtures or decorations may be installed 24 hours prior to and must be removed within 24 hours of the party. No other type of ~~sunshade~~, tent, or canopy cover will be approved. Canopies must be kept in good condition.

F. Car Covers

1. Car covers, including tarps, are not permitted outside the home, only in the garage.

G. Carriage Lights

1. Carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions shall be attached to the Modification Request. Lights shall be black, white or natural metal in color.
2. No exterior light fixtures are permitted in townhome units without prior written approval of the ARC. Replacement exterior lights must match existing lights installed by the builder, equal sizes and locations in the townhomes and must harmonize with the front elevation of the unit. A picture with color and dimensions shall be attached to the Modification Request.

H. Clotheslines

1. Clotheslines shall only be installed in the rear yard and behind the structure (house/townhome).
2. They shall not be visible from the street along the front of the house and should not be located on the street side of a home on a corner lot.
3. They shall be retractable, displayed only when in use, and used for the shortest possible time to accomplish drying of ~~the~~ clothes.

I. Decks and Concrete Patios

1. No added/extended decks or patios shall be installed other than a porch or lanai originally constructed for the home.

J. Dog Houses, Kennels and Runs, Invisible Fences (single family homes only)

1. No dog houses are permitted.
2. Invisible fences need approval prior to installation and are only permitted in detached single family homes, not in townhome style units. The homeowner is to contact "locates" to ensure no interference with utilities beforehand.
3. Invisible fencing wiring must be buried no less than six inches (6") inside the lot line. No alterations of the yard grade shall be permitted with the installation of such system.
4. Regardless of the method of restraint used, including invisible fencing, pet owners are responsible for assuring that their pets do not run free. **Pet owners are liable for any damage to persons or property caused by their**

pets and may be subject to civil penalties imposed by the local municipality's Animal Control services.

5. Pet owners are also responsible for the timely removal of any foul made by their pets, whether on common areas or their own property that are in public view.

K. Flags - Federal, State, Military

1. In accordance with Florida Statutes 720.304 and the recorded Community Declaration.
2. Flags shall be replaced if faded, tattered, or in poor condition.
3. Flag poles and flag attachments will be kept in a clean and maintained condition.
4. See also Section U15, below.

L. Front Porch Furniture

1. If your home was built with a front porch, porch swings and patio-style furniture may be approved for placement on your front porch. If the porch swing is not a stand-alone style, and is attached to the home, determination of the safety of installation and weight load is the sole responsibility of the homeowner.

M. Garbage and Trash – Screening of Containers and HVAC Equipment

1. All garbage cans, recycling, and other garbage containers shall be kept inside the garage, in the rear yard, screened to conceal them from view of neighboring lots and streets, except on the day of collection. Townhome units may store them in the courtyard if they do not fit in the garage with vehicles parked in the garage.
2. Acceptable screens for trash, recycling, and other garbage containers shall be of material and color compatible with the design of the residence and may include landscaping or fencing.
3. If enclosed, overall height of the enclosure, including posts shall not exceed four (4) feet or the height of the municipality issued trash can. Overall length shall be kept to the minimum necessary to accomplish the screening. Overall width may not block side yard access to the rear yard where lawn service crew require access.
4. All screens, landscape structures, or plant materials shall be located a minimum of two (2) feet from HVAC equipment to allow for adequate air circulation around the equipment, but may not encroach on a neighboring property or disturb yard drainage.
5. If plantings are used for screening, "adequate screening" shall be plantings which initially (i.e. when first planted or installed) screens a minimum of eighty percent (80%) and which completely screens the cans or equipment within one (1) year from the date of approval.
6. Garbage cans shall not be placed at the street for pick up earlier than 7:00 pm the night before pick up day and empty containers shall be removed from sight the same day as pick up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Plastic garbage bags only are not adequate or permitted.
7. Garbage and other refuse may not be accumulated or stored on any portion of the Lot.
8. Open burning of garbage and other refuse is not permitted.

N. Garden Hoses

1. All hoses shall be stored completely out of sight of the street.
2. Garden hoses shall be on a hose wrap attached to the rear of the house or on a mobile station. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses shall be secured.

O. Gas Tanks (Propane and/or Natural)

1. Gas tanks installed above ground shall meet City of WinterGarden building code requirements. No gas tanks are permitted to be stored in the townhome units.
2. The tank must be screened from view of the streets and neighboring property. Appropriate screening includes

fencing and landscaping.

3. If using landscape for screening the tank, Owner shall install no less than six (6) plants to screen tank from view of the street and other properties. Plants that are a minimum of three feet tall and that will reach a maximum 80% opacity within 12 months shall be installed and allowed to grow to the height of the gas tank. When the tank height is attained, the plants will then be properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with the same type of plant of similar height.

P. Generators

1. Permanent or hardwired generators may be installed and mounted on a concrete pad at the rear of the house. These generators are normally hard wired to the house's electrical system and run off of propane.
2. The generator shall be installed in the back of the house.
3. Generators shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pool equipment.
4. The generator enclosure box shall be painted to match the exterior body color of the house unless located within a fenced yard.
5. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
6. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent houses.

Q. Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other holiday, may be installed the week of Thanksgiving and shall be removed no later than January 15 of the following year. Brackets, clips, and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
4. No more than three (3) individual inflatable display items are permitted for any holiday.
5. Special decoration displays for Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving, or other ~~religious holiday~~ generally observed occasions may be placed on and subsequently removed from the exterior of the lot in a reasonable time frame either side of the occasion, which the Board currently considers to be no more than fourteen (14) calendar days
6. Any displays other than those defined above will require the approval of the ARC.
7. All moveable displays must be removed if any tropical storm strength winds or higher are posted.

R. Lawn Furnishings

1. Lawn furniture will be located in the rear of the home and not be visible from the street in front of the home.
2. Swings and patio style furniture will not be approved for placement in front of the home unless a front porch is part of the architectural design of the home. See "XXII. Front Porch Furniture"

For safety reasons all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.

3. All lawn furniture shall be removed upon the issuance of any Weather 'Watch' or 'Warning' issued for Orange County by the National Weather Service advising of tropical storm strength winds or higher.

S. Lighting

1. All exterior lighting shall be consistent with the character established in the Community and be limited to the minimum necessary for safety, identification, and decoration.
2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.
3. Fixture design and location shall be compatible with the design of the home.
4. No spotlights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
5. Bollard light fixtures are not permitted.
6. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
7. Fixtures may be incandescent, metal halide, mercury vapor, or high pressure sodium lamps. ~~Bug lights and~~ Colored light bulbs are not allowed (with the exception of holiday decorations). Bug lights are permitted only where not visible from the street.
8. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
9. Post mount light fixtures shall be permitted in the rear of the home, provided that they are not visible from the street ~~in front of the house~~, and are of a design and feel that is in keeping with the theme and color scheme of the home.

T. Lightning Rods and Brushes

1. Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. ARC approval is required.
2. Lightning rods shall not be allowed to fall into disrepair. Any lightning rods needing repair or replacement shall be repaired or replaced immediately or completely removed.

U. Ornaments

1. Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area. No ornaments or decorative embellishments are permitted on lawns, landscape beds, entryways that may interfere with the lawn maintenance of the home.
2. Ornaments shall not exceed thirty (36) inches in any dimension; however, a variance may be considered (i.e. two-story home on a large lot with tall landscape plants that will abut the ornament).
3. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.
4. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subjects they are depicting.
5. A maximum of three (3) ornaments and/or potted plants are permitted in front of the house or in the rear of a home that is not screened with a fence or other approved screening such as landscaping. The homeowner may be required to relocate any lawn ornaments that interfere with the lawn maintenance provided by the Association.
6. Lawn ornaments include, but are not limited to:
 - o bird baths, bird feeders, bird or squirrel houses
 - o decorative flags (including holiday, sports, etc.)
 - o fountains
 - o patriotic display items (yellow ribbons, decals, etc)
 - o personal items other than furniture are considered lawn ornaments
 - o plants on hooks, potted plants, plaques, statues
 - o stepping stones within a landscape bed
 - o sun dials, tiki torch (may only be located in the rear yard of a home)

7. For safety reasons all lawn ornaments shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
8. All moveable lawn ornaments shall be removed upon issuance of any tropical storm strength winds or higher are posted.
9. No ornaments shall be hung from trees (with the exception of temporary holiday decorations).
10. Bird feeders shall be mounted no more than five (5) feet above ground level, not visible from the street.
11. Multiple bird dwellings, i.e. bird coops are not allowed.
12. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.
13. Decorative buckets, plastic paint buckets, and the like shall not be used.
14. All American flags, ~~one~~ POW, ~~one~~ or U.S. Military or law enforcement flags, and door wreaths (one per door) are not counted as ornaments. (See also Section K)
15. Flowerpots containing dead plants and empty flowerpots shall be removed from public view immediately.
16. Artificial plants/trees or flower arrangements are allowed on front entryways or lanais only – not in landscape beds or in tree rings.

V. Outbuildings, Sheds and Storage Containers

1. No out buildings, sheds or accessory storage structures are permitted.

W. Play Structures, Recreational Equipment and Toys – Common Areas & Single Family Homes

1. All exterior recreational equipment, including swing sets, or the like must be located within a fenced rear yard of single family homes only and must be screened from public view.
2. All portable play and recreational equipment, including toys, must be removed from public view when not in use, unless within a fenced rear yard; i.e. toddler's playhouses, slides, climbers, and other large outdoor toys that are not anchored in concrete.
3. All toys and play materials shall be removed at the end of each day, and ~~All play structures and toys shall be removed and~~ secured inside the home in the event that storm warnings of tropical storm strength winds or higher are posted.
4. All play and recreational equipment is to be placed at least seven and one half feet (7.5') in from the rear property line and must be located within the side setbacks of the house.
5. All portable play and recreational equipment shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
6. All portable recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure the equipment does not cause bodily injury or damage to other properties.
7. The ARC requires that all applicants for trampolines obtain signatures from neighbors to the side and rear of their lot indicating that they have been notified of the play equipment. Trampolines are only permitted in fenced rear yards. Residents whose trampolines were approved by the ARC prior to new neighbors moving in, will not require notification of new neighbors; however, the Association reserves the right to ask homeowner to remove them should they create a nuisance in the neighborhood.
8. Outdoor play equipment may not be used between the hours of dusk to dawn.
9. No permanent or portable basketball goals are permitted. No exceptions. The Association reserves the right to remove them and all related costs will be assessed to the homeowner.

10. Play structures must be kept in good condition at all times; i.e., repaired, painted/stained and canvas replacement.
11. Play structures on a corner Lot should be located to the center of the rear Lot or on the interior side of the Lot; not on the street side. It is highly recommended that the Lot have a six foot privacy fence.
12. Acceptable screening includes landscaping and fences.
13. Tree houses and skateboard ramps are not permitted on any portion of the Lot or common properties.

X. Play Structures, Recreational Equipment and Toys - Single Family Homes

1. Play structures include, but are not limited to: swing sets, slides, playsets, playhouses, tetherball poles, etc.
2. A picture and the dimensions of the play structure must be submitted with the Alteration Application.
3. The overall height of play structures may not exceed twelve (12) feet in height. However, the height may be reduced by the ARC based on the lot size and impact on neighboring lots. This will be determined by a site visit if deemed necessary by the ARC.
4. No exterior play structures/recreational equipment, plastic playhouses, children's swimming pools, and other toy structures are permitted in the townhome units, unless they are located within the patio.
5. All portable play and recreational equipment shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
6. Applications for play structures must include a survey showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved fencing and landscaping.
7. Canopies and "roofs" of play structures must be of earth toned colors – tan, brown, olive or forest green.
8. Play structures must be securely anchored and installed in a manner so that strong or tropical force winds or higher will not carry it to other properties causing damage or bodily injury.
9. Any detachable parts on play structures must be removed and stored in a safe location when tropical force winds or higher are expected.
10. All portable recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure the equipment does not cause bodily injury or damage to other properties.
11. Play structures must be kept in good condition at all times; i.e., repaired, painted/stained and canvas replacement.
12. Play structures on a corner Lot should be located to the center of the rear Lot or on the interior side of the Lot; not on the street side. It is highly recommended that the Lot have a six foot privacy fence.

Y. Rain Barrels & Rain Chains

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the side or rear of the house only.
2. Barrels shall be placed within an existing landscape bed and screened with plants.
3. Barrels may not exceed three (3) feet in height and shall be in an earth tone color.
4. Rain chains may only be used in the rear of the home.

Z. Reflectors

1. Reflectors are not allowed.

AA. Residential Construction (single family homes)

1. No single family home with the exact same elevation may be built side by side on neighboring lots.

AB. Roof Extensions/Covering

1. No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted.

AC. Screen Enclosures, Patios and Sunrooms

1. An existing Lanai may be screened in with a white, black or dark bronze aluminum frame enclosure and door, as long as the installation is in accordance with the proper jurisdictional requirements. A Lanai is defined as only the area under the original roof and within the structure of the home.
2. A screen enclosure may be installed beyond the boundary of an existing Lanai (as defined in paragraph 1, above) where the property does not back on to the central lake by the swimming pool and as long as it cannot be seen from the road (i.e. Orange Belt Loop). The height must not exceed a height any greater than three (3) feet above the exterior first floor fascia. Additionally, the screen enclosure may not extend for a distance that is beyond the adjacent home(s) existing exterior walls. No screen enclosures will be allowed that inhibit the view from adjacent homes. All screen enclosures ~~must be in a fenced back yard and~~ need to be in either white, black or dark bronze aluminum and must be in keeping with the general look and character of the community. ~~to match the homeowner's fence color.~~
3. An extended patio may be allowed and must be in accordance with and match the existing interlocking pavers of the existing Lanai. A patio is defined as the horizontal flat pavers with no vertical structures, curbs, or other items protruding above the elevation of the existing Lanai slab or paver elevation.
4. No sunrooms, home structures, porches, or patios not in accordance with #2 or #3 above are permitted.

AD. Screen and Storm Doors

1. Screen doors will not be allowed on the front of a home.
2. Door frames shall be white or of a color to closely blend with the trim color around the front door. A color sample of the trim must be submitted with the Alteration Application.
3. No decorative grilles or bars will be permitted on storm doors with the exception that one (1) horizontal bar may be used on screen doors located at the rear of the home.
4. All storm doors must be full glass as shown in the example. A kick plate is optional.
5. Security doors (metal grilles or bars) are prohibited. consultant

AE. Security and Surveillance Equipment

1. All exterior components of any security system require approval from the ARC. They shall be installed in a manner that makes them as unobtrusive as possible.
2. All conduit/wiring shall be encased and painted to match the adjacent exterior surfaces.
3. Cameras may not be directed onto neighboring property or installed directly across from neighboring windows.
4. Tampering with any security and surveillance equipment installed by the HOA in Common Areas is forbidden as these are set and angled to deliberately avoid views of private property, and instead surveil areas of common public access to and from the Community and to and from the poolhouse gate.

AF. Signs

1. The ARC may approve a "For Sale" sign. The sign must be a professional Realtor sign and must be in new condition.
2. No "For Rent" or "For Lease" signs are permitted at any time; have realtor use lock box to show the home.
3. "Protected by alarm" signs are authorized in landscaping near the front and rear door. Signs shall not exceed six inches (6") by eight inches (8").
4. A "permit board" displaying a building permit from the applicable governmental agency is allowed if required to be posted conspicuously.

5. Political signs are limited to two signs no larger than twenty-four inches (24") by thirty-six inches (36"). Political signs may be displayed for two weeks prior to an election and must be removed on the day following the election.

AG. Skylights and Solar Panels (single family homes)

1. Skylights must be integrated as part of the roof design and require prior written approval from the ACC before installation and may void builder warranties. No skylights are permitted in townhomes.
2. Solar water heating panels will require approval by the ARC. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
3. Solar panels should not be installed on the front street facing side of the home. All pipes must be of a color to blend with the roof shingles and color of house.

AH. Solar Collectors

1. The roof mounted solar collectors are not recommended for townhome units as any intrusion to the roof may impact neighboring units. Owners may be held responsible for any damages sustained by other Owners within the building as a result of the installation. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the house and should not be installed so as to be visible from the street. Roof mounted solar equipment (excluding the solar panels) must match the roof color. (Note: Roof mounted solar collectors and equipment may void builder and/or roof warranties.)
2. Yard mounted solar collectors are allowed within a fenced area of the yard and shall not exceed the height of the fence. Yard mounted solar collectors are not allowed in townhome units.

AI. Storm/Hurricane Shutters

1. Permanently installed shutters may be accordion or roll-up style for side or rear windows only and must be approved by the ARC.
2. Temporary shutters include Lexan panels or similar, aluminum panels and fabric panels. While not advised, if using plywood panels they should be at minimum ½" exterior grade plywood or thicker.
3. Shutters may be closed or installed 48 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than 72 hours after the warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.
4. In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
5. Storm shutters may not be closed or installed at any time other than during a storm event.
6. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

AJ. Swimming Pools and Spas

1. Swimming pools are not permitted.
2. Spas or Jacuzzis shall be of the above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard and screened from street view and the view of neighboring property. The required lock must be used whenever not in use.
3. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds.

AK. Trash Removal

1. Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day. Trash may not be placed at curb until scheduled trash pick-up day.

AL. Water Softeners

1. Installation usually requires a permit. Please check with the City of Winter Garden Building Department.
2. Discharge from water softeners shall be routed to an open air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.
3. Water softeners shall be screened from view from the street with shrubs or other landscaping.

IV. LANDSCAPING

1. The addition or removal of any landscaping is a landscape change subject to the power of the ARC to promulgate guidelines. The following Guidelines shall apply:
 - a) Basic lawn care service is included in your Association's monthly assessments. That includes mow, edge and trim, and annual mulch replacement on a schedule determined by the Board of Directors. Any additional services the homeowner would like done in their yard, i.e. additional fertilization, lawn pest control, etc. is to be arranged directly with the landscape vendor and paid for by the homeowner directly to the landscape vendor.

Note: other landscape maintenance vendors are not permitted to perform services in the community unless it is a service the lawn care company does not provide in order to preserve warranties and minimize liability to the Association.
 - b) Landscaping may be added to or removed from the yard of any Lot, but only with the approval of the ACC.
 - c) Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance and preservation of that which was initially installed by the builder of the house on the Lot, with landscape plantings kept trimmed to a minimum distance away from the home structure of 12 inches to allow for air circulation.
 - d) Any Lot owner who wishes to modify and change the landscaping installed by the builder of the house on his Lot, to a Xeriscape or low water-usage design must first obtain approval from the ACC, and be aware the Association will not maintain the additional landscaping planted by Owner. The Alteration Application requesting this approval must be accompanied by a landscape design that is a certified Florida-friendly yard under the Florida Yards and Neighborhoods (FYN) program. Information about this program may be obtained through your local municipality.
2. The ARC encourages all Owners to follow the Florida Friendly Landscaping Principles when making changes to their landscape design. No reduction, refunds or adjustments in Association assessments will be made to Owners who make changes to their landscape design that may reduce lawn maintenance.

Berms

1. Except as installed by the developer or builder, earthen berms shall not be permitted.

Buffer Landscaping Between Lots

1. No trees may be removed/cut down on home sites unless the tree is dead or is considered a danger to the residence or surrounding property. Pictures proving the condition or danger are required with ACC submittal and a tree removal permit, if applicable, is required if approved by the ACC. Please check with City of Winter Garden.

Edging or Landscape Borders

1. Poured concrete curbing, concrete edging blocks and stacked stone or slate edging are the only acceptable forms of edging (see examples at the end of section).
2. Edging shall not be installed around lampposts, along driveways, more than one individual tree, on side or rear property lines or within the grassy area between the street and sidewalk.
3. **NO borders may be installed around street trees.**
4. Black or green plastic edging (standard roll edging) is not permitted.
5. Wire, decorative plastic, resin and wood borders are not permitted.
6. No railroad ties will be permitted.
7. Townhome units are not permitted to install landscape borders.

APPROVED STYLES OF EDGING or LANDSCAPE BORDERS



Styles shown above are poured in place stamped concrete, stone look, Keystone block, retaining wall blocks and stacked slate. Colors may be muted tones of beige, tan, gray, terra cotta or natural concrete.

Irrigation

1. Irrigation systems are maintained by the Association for routine maintenance and the water bills paid for by the Association as the systems are designed to be connected to a master meter. Any damages incurred by the homeowner will be assessed to the Owner by the Association (i.e. driving over sprinkler heads, etc.).
2. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) days, if applicable.

Landscape Lighting/Flood Lights

1. Landscape lighting, solar or wired, may only be installed in landscaping beds closest to the house and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze, copper).
2. Lights shall not be spaced closer than 30 inches on center; and care should be taken to place lights to provide minimum interference with landscape maintenance.
3. Post mounted lights shall not exceed 12 inches in height, hanger mounted lights shall not exceed 24 inches in height from the top of the light fixture to ground level.
4. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
5. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
6. Lights may not shine onto other properties or onto the sidewalk or street.

Lawns

1. Lawns shall be maintained in accordance with adopted policies that define the minimum community standards. Basic lawn maintenance is provided by the Association.
2. All Lots shall have grassed front, side, and rear lawns; no gravel or similar type lawns will be permitted. Artificial lawns are permitted to the rear of any lot provided that the color is green, the base is porous and the installation does not significantly alter the aesthetic of the overall property/Lot.
3. All lawns shall be sodded with approved Florida Friendly grass and irrigated unless dictated otherwise by local municipality. When replacing the builder installed sod with another type of grass, ARC approval is required.

Ponds and Waterfalls

1. A plot plan showing the location of the pond and/or waterfall in rear yard must be submitted with the application. If the pond is being constructed from a kit, a picture would be helpful.
2. Design of these features should discourage creation of stagnant pools of water.
3. Ponds and waterfalls shall be located in landscaped area **within a fenced back yard only** and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

Trees – Planting

1. The originally installed trees were part of a landscape plan approved by the City of Winter Garden. Street trees and some Lot trees were actually a development requirement. If relocated, all reasonable efforts must be exercised to keep them alive. If they die, they must be replaced with a tree from the approved species list from the City of Winter Garden and/or Orange County Tree Ordinance.
2. No tree listed as a Not Approved Tree in the City of Winter Garden Tree Ordinance is permitted.
3. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no later than one (1) year after initial installation.
4. Fruit and citrus trees will be considered by the ACC; however, they will be required to be planted in the rear of a fenced yard only and must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property.

Trees – Relocation

1. Existing trees to be relocated, pre-approved by the ACC, shall be pruned then immediately replanted, firmly secured in the ground by staking, adequately watered and fertilized until well established/rooted. Any relocating of existing trees should be done by a licensed professional who will adhere to nursery standards for relocating.
2. Any tree relocated due to construction, shall in addition to the above, be barricaded against the construction activity with silt fencing or other acceptable barrier. Any relocated trees which die within one year of completion of construction shall be removed and replaced with nursery stock approved by the ACC.

Trees – Removal or Destruction

1. The removal or destruction of any tree and distinctive flora is a landscape change and, therefore, subject to the authority of the ACC to approve or disapprove the removal or destruction of trees. The following guidelines shall apply to the removal or destruction of trees and distinctive flora:
2. Trees that have been planted at the direction of the builder/developer to meet local municipality development requirements shall not be intentionally destroyed or removed.
3. Trees with a diameter in excess of six inches (6") measured two feet (2') above ground level, and distinctive flora shall not be intentionally destroyed or removed except with the prior written approval of the ARC.
4. Prior to the written approval of the ACC to remove any tree described above or distinctive flora, the homeowner shall first obtain written approval (in the form of a removal permit along with any conditions for replacing the removed tree or distinctive flora) from the governing agency or department.
5. The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ACC, shall be replaced with the same species and size tree or distinctive flora as the original tree or distinctive flora.

Trees – Street Trees

1. The City of Winter Garden has approved a landscape plan for the Community that may require the planting of one or more street trees in the grassy right-of-way easement located directly adjacent and parallel to the back of the sidewalk.
2. Other than street trees, there shall not be any plantings other than sod between the street curb and sidewalk nor shall landscape borders, decorative curbing or landscape lighting be installed around the street tree.
3. Removal of a street tree is not allowed. Any street tree that dies or is badly diseased shall be replaced at the Lot Owners expense. Approval to remove a street tree and to replace that tree does require ARC approval as well as a tree removal permit from the City, as applicable.

Trellises, Lattice, Arbors, Arches and Pergolas

1. Arches, arbors, pergolas, trellises and similar structures will only be permitted in the rear of a fenced on property if they are part of a permanent structure to the home and properly constructed/installed to meet Florida Building Code to withstand wind forces. All applicable permits required. No temporary structures of this type are permitted.

Vegetable, Herb and Cutting Gardens, Compost Bins

1. Vegetable, herb, cutting gardens shall be confined to a fenced rear yard and plants shall not exceed fence height.
2. Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.
3. Composting is only permitted in commercially manufactured bins designed specifically for suburban composting and must have ARC approval prior to placement on the Lot. Any such bin shall be covered at all times, be located in fenced rear yard and not visible from the street.
4. Compost bins shall be located a minimum of fifteen feet (15') from neighboring property lines.
5. Should an adjacent property owner complain regarding odors, rodents or other animals that are attracted to the bin, the Association will notify the Owner in writing and they must immediately remedy the situation. In the event that the Owner does not abate the problem within ten (10) calendar days from receipt of notice, the Association shall have the right, without further notice to enter the property and remedy the problem. All expenses incurred shall be assessed to the homeowner.

Xeriscape (single family homes only)

Yard will have a band of sod from the sidewalk up to the landscape bed. This band should curve and vary in width of Florida friendly plants only. Minimum sod band width is two feet (2'). There is to be a band of sod at least one foot (1') in width on either side of the driveway. Side yards will have a band of sod at property line a minimum of three feet (3') wide.



Example of Xeriscape Design with bands of sod

V. FENCES

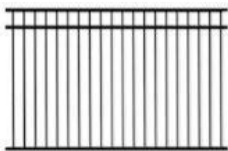
General Guidelines for Single Family Homes (see LOT SPECIFIC FENCE REQUIREMENTS, below, for details)

1. Fences must have the prior approval of the ARC and be constructed according to manufacturers' specifications.
2. The Association will not get involved with neighbor disputes regarding differing fence styles installed on adjacent lots; however, all fence installations must be approved by the ARC prior to installation.



White PVC privacy fence often referred to as the Lexington style. Panels look the same on both sides. Maximum height will be six (6) feet; minimum height is 4 (4) feet. Postcaps are flat. Fences that abut a perimeter wall or fence must be tapered down to meet the same height of the perimeter wall or fence so as not to exceed its' height.

OR



Black powdered aluminum picket-style fence 5' in height. Caps are flat. The Association does not guarantee a fence installation will not block a view for neighboring lots. Privacy on the sides may be obtained by installing hedges along the sides. The hedges must stop at least 10 feet from the rear property line if the lot backs up to a retention/detention pond or stormwater tract. The ARC reserves the right to notify any homeowner to remove or trim plantings to the height of the fence line.

OR



White PVC lattice top style fence 6' in height only may be used. Sample shown in the attached pictures. A picture of the fence style must be included with the ARC submittal. **No wood or chain link fences are permitted on homeowner lots.**



Black powdered aluminum picket-style fences are allowed to have a puppy guard similar to the style shown here on bottom rails of a perimeter fence where the extra pickets on the bottom rails are installed to keep small animals in your yard. The ARC reserves the right to notify any homeowner to replace puppy guard fence styles that look like an afterthought or are not nicely installed. Absolutely **no** chicken wire, chain link, cattle style fencing, or the like, is to be used as a pet guard.

3. All fences are required to have a four (4) foot wide (48 inches) of one side entry gate on the side that does not have equipment next to the house that may impede lawn mowers from easily getting through. A gate on both sides, or pond, is allowed. The gates are to remain unlocked for easy access by lawn care crews. If the lawn care crew cannot access the rear yard due to a locked gate, the rear yard will not be serviced until the next service date. Pursuant to Section 10 of the Community Declaration, there will be no reduction in assessments due to the Association's inability to access a lot owner's rear yard to perform lawn maintenance. No exceptions.
4. Fences shall **not** be installed flush to the ground in order to prevent interference with storm water drainage.
5. It is recommended that fences not be installed in drainage or utility easements. However, if the ARC grants approval for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense.
6. Should the Association or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains, or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
7. No fence shall be constructed closer than ten feet (10') back from the front of the house (forward facing outer corners of the house). No fence shall be permitted to extend beyond the front outer corners of the house under any circumstance.
8. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street. The measurement for the distance of this fence shall start at the side wall of

the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.

9. Fences for corner lots require close coordination with the ARC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARC will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the neighboring Lot.
10. Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between fences will not be permitted. Pool fences are exempt and are not considered a fence to have caused an alleyway.
11. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area, where applicable.
12. Fences must be kept clean and in good repair.
13. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.
14. Pet area fencing or children's play area fencing, specifically installed to keep children or pets in a smaller area of the yard, are only permitted behind a privacy fence, are not to exceed the height of the perimeter fence and must not be visible from the road.
15. The ARC has the right to notify a homeowner to correct any fence installation that is not in compliance with these community standards.
16. There is no fencing allowed in the townhome units.

LOT SPECIFIC FENCE REQUIREMENTS

Lots 1 through 43, all inclusive, are townhomes; no fences shall be installed on these lots.

Lots 44, 45 and 73 through 84, inclusive, have the option of installing either of the community fence styles approved for the community (black powdered aluminum, white privacy PVC or white PVC lattice topstyle); however, the side fences shall **not** abut the perimeter fence. If the homeowner has a perimeter fence installed, they must fence across the rear yard on their property line due to an HOA tract behind their property. No exceptions.

Lots 46-53, 54-62, and 63-72, inclusive are to install 5' high black powdered aluminum picket style fence with flat rails and flat caps only. No spikes. No other fence style is permitted on these lots. Privacy may be obtained by planting shrubs/hedges not to exceed the height of the fence. An ARC application is required for all fence installations and plant materials selected to be planted on the exterior of the home.

EXTERIOR MAINTENANCE OF STRUCTURES AND GROUNDS – Lots and townhomes shall be maintained in a neat and attractive manner at all times.

NOTE: After proper notification is given to the Owner, the Association has the right to enter a property and complete any repairs or maintenance if the Owner does not respond within the specified period of time. The cost of materials, labor, administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner and a lien immediately placed against the property if not paid within ten (10) days of receipt of invoice for the charges.

Owners who are not in compliance with these community standards will receive notification from the Community Manager and will have ten (10) days to comply. The Association may charge an administrative fee of \$25.00 plus the cost of services which will be an Individual Assessment against the Lot. A second notice of non-compliance at a cost of \$10.00 will be issued and the homeowner will be referred to the Covenants Enforcement/Fining Committee, where applicable.

DRONES – in keeping with the Association's purpose as defined in the governing documents and recognizing the need to protect the privacy of owners and their guests while using common areas and their personal property, no "personal use" drone flying within the boundaries of the community is permitted unless the Owner has a valid UAV pilot's license that he/she can provide a copy to the Association upon request.

FACEBOOK – The Association may create an official Facebook page. If so, this page is for residents of the community only, not for outside participation and may be used as a communication instrument for the Association. Residents who actively participate on the Community's Facebook must adhere to the following:

- Foul language will not be tolerated.
- Keep your discussions positive; be kind; do not malign any person or business
- The community manager does not monitor the Facebook page – this is not the place to report violations, common property issues, association vendor issues, etc.
- The developer or builder does not monitor the Facebook page. If you have residential warranty issues or development related concerns, please contact the developer and/or builder's office.
- If you witness a fire, accident, theft, or other serious event, please call 911 before posting on Facebook.

ASSOCIATION MEETINGS:

1. Board meetings are conducted as needed and Board member attendance may be in person or via telephone, real-time video conference or similar electronic or video communication.
2. All Board meetings are open to the Membership; however, only the membership can ~~only~~ attend in person.
3. Committee meetings are conducted as needed.
4. Meetings will be conducted following the basic principles of Robert's Rules of Order, or similar orderly fashion.

VOLUNTEERS:

1. Members are encouraged to volunteer to serve on committees and are welcome to attend all meetings except during a confidential legal counsel session.
2. All committee and Board volunteers must sign and agree to abide by the Community's Charter and Code of Conduct document which will be provided to the members at the time they volunteer to serve on a committee.
3. All volunteers must remain a member in good standing, be able to pass a background check with no felony convictions, no outstanding community violations, and must be current with membership assessments.
4. Committees are appointed by the Board of Directors and serve at the pleasure of the Board. Any committee volunteer can be removed by the Board at any time and/or if the member loses his/her Good Standing status by written action of the majority of the Board.
5. Committees will prepare their meeting minutes in a format approved by the Board and email a copy to the Association Manager to be filed with the official records of the Association.