



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

General Guidelines

General: The general conditions, for the design review requirement can be found in Article XIII- Architectural Control of the Declaration of Covenants, Conditions and Restrictions for Bedford Park at Tradition and Exhibit "D" Rules and Regulations of the Association.

All residents are affected by the design, construction, and maintenance of the properties located in Bedford Park at Tradition. Therefore, control of these aspects is essential to assure residents that the quality and appearance of structures and their surrounding properties will be in accordance with established acceptable standards, property values will be maintained, and the overall environment will be enhanced.

The Architectural Control Committee (ACC) shall regulate any construction, the external appearance, and property improvements and review plans for all property alterations requested by homeowners (single family or townhouse) for compliance with the Declaration of Covenants, Conditions and Restrictions of the Bedford Park at Tradition Homeowners Association. Any change to the exterior appearance of one's property, structures, or major landscaping must be submitted to and approved by the ACC. Once an alteration is approved, it must be followed exactly. Any modification of the original application must be resubmitted for approval. Plans and specifications are not approved for engineering design, and by approving such plans and specifications, neither the ACC, the members thereof, the Association, the members of the Board, assumes liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. If an application is denied, the criteria will be given along with the denial.

Application Process: An application for architectural change shall be made by the applying owner on forms approved by the ACC. The application together with all plans and specifications as well as any damage deposit fee and review fee shall be submitted and received by the Management Company at least five (5) days before the ACC meeting to receive consideration within that month. The Management Company will submit application to the ACC. The ACC meets the third (3rd) Thursday of every month at 7:00 PM at the Bedford Park community clubhouse. Those that have submitted applications are encouraged to attend in case the committee has any questions regarding the application submitted. No member of the ACC Committee will accept an application on behalf of the ACC. All applications must be logged in with the Management Company.

Homeowners who undertake modifications without an approved ACC application will be in violation of the ACC rules and regulations and could be subject to a \$100 per day fine for every day the violation exists, up to \$1,000.00. If fines are levied, they will need to be paid prior to any review of the application or issuance of a letter of approval. Once the application is submitted, and if it is denied approval, modifications may be requested to be removed "or remedied" at owner's expense.

Time Frame for Completing Review: All incoming ACC applications must be submitted to the Management Company, to be logged in with date and time of submission. These will then be reviewed within five (5) business days for required information. The Management Company may return incomplete applications to the homeowner or, in some cases, may call the homeowner to request additional information, making a record of what was requested and the dates of such request. If the application package is brought into the onsite office, then the application can be reviewed there with Management and the person submitting the application for



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

completeness. All completed ACC applications will be submitted to the ACC for review and discussed at their next regularly scheduled meeting.

The ACC is required by the Covenants (Section 13.4, Failure to Approve) "to approve, modify, request additional information, or disapprove in writing an application within thirty (30) days after plans and specifications have been submitted to it, in accordance with its adopted procedures...". Any application not acted on within this period is considered approved. However, no approval, however granted, may be inconsistent with the Neighborhood Standards or the Homeowner Documents. The time period for applications does not begin to run until receipt of all required documentation i.e. an "actionable" application or one that contains enough information (including all drawings, dimensions, plat plans and details, etc.) so that the ACC can understand what is being proposed and make a reasonable determination as to the full intent of the homeowner.

The ACC may, when possible, at its discretion, make a site visit to determine in person how the proposed improvement may affect adjacent properties. The ACC also has discretion to request input from neighbors regarding their opinions of the proposed improvement.

The ACC may either (1) approve the application as submitted in accordance with all ACC regulations (2) approve the application subject to certain limitations or modifications, or (3) deny the application. The ACC shall determine the outcome of all applications based on the majority vote of the ACC members. ACC members may not vote on their own applications. The Management Company shall promptly convey the outcome of the decision to the homeowner by email. Hard copy approval letters are available by request.

In the event plans and specifications submitted to the ACC are disapproved, the party or parties making such submission may appeal in writing to the Board. The written request must be received by the Board no more than thirty (30) days following the date of the final decision of the ACC. The Board shall have forty-five (45) days following receipt of the request for appeal to render its written decision. The Board may reverse or modify the ACC decision by a majority vote of the Board. The failure of the Board to render a decision within the forty-five (45) day period shall be deemed a decision in favor of the ACC.

Approval Expiration: Construction must begin within ninety (90) days of review approval or within ninety (90) days of a pre-determined date. Failure to do so will automatically revoke approval without prior notice from the ACC. Time extensions may be granted by the ACC if written requests are received within fourteen (14) days of expiration date.

Construction Changes: All construction must be in accordance with approved plans. If prior to or during construction a change to the exterior of the dwelling or approved plan is desired, such change shall be submitted in writing to the ACC for approval before implementing the changes.

Completion Date: Construction of approved plans must be completed within six (6) months of final approval by the ACC unless an extended completion date is granted in writing. It is the responsibility of the applicant to ensure that construction is carried out diligently and continuously with full compliance of this provision. Applicant must notify Management Company upon completion of applicant's modification for final inspection.



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

Project Completion: When the project is completed, the homeowner must notify the Management Company of the completion. The project will be inspected to assure compliance with the original application. Any expenses incurred to bring the project into compliance with the design requested on the original application become the responsibility of the homeowner. Project will be inspected and the project completion deposit will be returned within thirty (30) days of notice from owner that the project has been completed.

Professional Services: Applicants are encouraged, but not required, to use professional architects, engineers, and professional tradesmen for each modification or addition. If a licensed contractor is being used for changes to the exterior of the home, the application must indicate the contractor's name and contact information and include a copy of the contractor's license. Proof of insurance is required for contractors involved in construction or alteration of buildings or structures; installation of pools, spas, roofing, fencing or outdoor lighting; and exterior plumbing. A Certificate of Liability Insurance is required, including General Liability, Property Damage and Workers Compensation coverage, and must be submitted with the ACC Application or to the Management Company prior to work if no application is required.

The Contractors' Certificate of Liability Insurance must show Bedford Park at Tradition HOA, Inc. as an additional insured for General Liability coverages.

Variances: This text is quoted directly from Section 13.7 of the Covenants:

"13.7. Variances. The ACC may authorize variances from compliance with any of the provisions of the current architectural standards, if any, when circumstances such as topography, natural obstacles, hardship, aesthetic or environmental considerations require, but only in accordance with duly adopted Rules and Regulations. Such variances may only be granted, however, when unique circumstances dictate, and no variance shall be effective unless in writing, unless in compliance with the restrictions set forth in this Declaration, and unless such variance will stop the Association from denying a variance in other circumstances. For the purposes of this paragraph, and except in the case of a variance requested by the Founder, the inability to obtain approval of any governmental agency; the issuance of any permit; or the terms of any financing shall not be considered a hardship warranting a variance."

Specific Guidelines

Air Conditioner/Heater Units and Generators: Individual air conditioning units extending from windows are prohibited. Air conditioning/heat pump units may be replaced without ACC approval, provided units are located in same general location. Whenever possible, homeowners must screen these units from the streetscape by use of plantings or fencings.

Animal Pens and Dog Runs: Dog or other animal runs are not permitted. Homeowners who wish to provide an enclosed environment for their dogs' exercise should consider fencing in all or part of the backyard.

Attic Ventilators/Fans: Attic ventilators/fans may be permitted provided that they are mounted on the least visible



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

side of the roof edge in such a way that their adverse visual impact is minimal. No street side roof mounts will be permitted. Fans must match roof color. All attic vent/fans must not be greater than one-and-a-half (1 and ½) feet above roof plane. An application to the ACC will be required.

Clothes Lines: No clothing, laundry, or wash shall be aired or dried on any portion of a Unit in an area exposed to view from another Unit.

Electronic Pest Traps: No device shall be installed or maintained in such a manner as to cause a nuisance, visual or audible, to adjacent residents.

Exterior Lighting: Proposed additional exterior lighting, including accent lighting and flood lights, require ACC approval. Lighting will not be approved if it will be directed outside the applicant's property or if it will likely result in an adverse visual impact to adjoining neighbors due to location, wattage, or other features. Replacement of original lighting with similar or identical lighting does not require prior ACC approval. Replacement of existing fixtures with similar sized and finished lighting with security or motion sensitive fixtures does not require prior ACC approval.

Exterior Painting: Article XI, Section 11.2, line F states, "No townhouse Owner shall authorize the painting, refurbishing or modification of the exterior surfaces without the consent of the ACC." Section 11.3, Line A states that Repainting of the exterior surfaces of a Townhouse Unit shall be done uniformly at the same time for the entire townhouse building by the Association. The Association will determine what colors each townhouse will be painted, one color for the house body; and another color for the shutters and doors, which must match.

Homes must be maintained in good repair, including painting of the trim, doors, shutters, and exterior walls. All exterior changes in color scheme will require ACC approval and colors must be from pre-approved color palette, which may be obtained from the Management Company's onsite office. All trim must be maintained in white. Garages doors may be kept in their original white color or may be painted in the same base color as the house. Homes next to each other may not be of the same body color. Shutters and front door(s) must match in an approved color. Shutters must be maintained if original to house. House numbers must be black.

If there is a change to colors from the originally approved color scheme you must file the ACC application. If there is no color change from the originally approved color scheme but you are using a contractor, then you must submit a Certificate of Insurance to Management prior to work commencing. If you are painting yourself and not using a contractor, then no permission or approval shall be required to repaint in accordance with the originally approved color scheme, but submitting your colors to Management is required to ensure the homeowner is complying with the originally approved color scheme otherwise the homeowner will have to remedy at their expense.



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

Exterior Water Heaters and Water Treatment and Filter Systems: Installation of tankless water heaters and water treatment and filter systems on the outside of a house are allowed on the side or back of the house when the following criteria are met: installed as low as reasonable, set back eighteen (18) feet from the house front, painted the same color as the house body or shielded from the road view by either white PVC fencing where allowed, or greenery. Other proposed locations will be reviewed by the ACC taking into account unique lot characteristics. Tank water heaters are not allowed outside the house.

Fencing: All fences must comply with local government ordinances and must have written ACC approval before installation. Due to implications of lot size to open space, visual design of the community, and other factors, what may be appropriate fencing for one lot might not be appropriate for another lot. Accordingly, applications for fences will be viewed from the perspective of the homeowner as well as neighboring properties.

The following fencing design criteria apply:

1. Location of fences are restricted to back and side yard. No fence may extend forward of the front plane of the house. Fences may not encroach upon any maintenance easements as defined in the Governing Documents. However, where a corner lot has utility easement of ten (10) feet wide on the street side of the property, the ACC can consider a five (5) foot setback from the side property line for fencing on an easement.
2. Fences shall be placed on the lot line to the maximum extent possible. Fence installation requires consideration of the "Zero Lot Line" Easement and must be attached to a post directly adjacent to a neighboring unit's fence, if applicable.
3. It is expected that homeowners will work out any concerns regarding fences with affected neighbors. All adjacent homeowners are to be notified of proposed fencing additions.
4. The maximum height of any fence is six (6) feet. The fence gate must be a minimum of sixty (60) inches wide to provide access for mowers.
5. Fences shall be white in color and made from a vinyl (PVC) material or in certain instances, aluminum tubing. No wood or chain-link fencing is allowed.
6. Fences must be maintained in good repair and should be thoroughly cleaned periodically.
7. No fence shall be placed in a position where it will hinder traffic visibility.
8. Applications for all fences must include the following:
 - a. A plat map showing placement of proposed fence and location of adjacent structure, fence, and lot lines.
 - b. Complete description as to fence size and design including all dimensions, number of gates, and locations.
 - c. A sample of material or photo of proposed fencing.
 - d. Estimated starting and completion dates.
 - e. Irrigation inspection form. There is no charge for this. Any irrigation system changes are the responsibility of the owner. If the irrigation system must be rerouted around architectural changes, a detailed estimate will be provided to the homeowner by the HOA's Irrigation Maintenance personnel. Before an approval of architectural changes is given, the Irrigation Form must be returned to the Management Company. Any subsequent damage to the irrigation system is the responsibility of the homeowner. A final inspection will be required after the work has been completed. Continued....



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

9. The homeowner must contact Florida Public Utilities to have the underground utilities marked before any digging begins.
10. No fences are allowed on the water-facing (West) side of SW Waterway Lane with the following possible exception: property owners who live on the water-facing (West) side of SW Waterway Lane and who have pools are required by Florida Law to have a pool safety feature designed to deny unsupervised entry and prevent drowning accidents (see Florida's Residential Pool Safety Act at http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=pool&URL=0500-0599/0515/Sections/0515.27.html)

In all cases, this law takes precedence over any other directives. The required level of safety can be achieved by installing an approved pool safety cover (a manually or power-operated safety pool cover that meets all of the performance standards required by law or by enclosing the pool area with a screen enclosure or with a fence per current ordinances. Property owners are encouraged to use the screen enclosure, but are not required to do so. The pool enclosing fences must meet all applicable local building codes. Fences around pool areas must have self-latching gates. Fences are allowed for enclosure of only the pool area including the pool and all or part of the surrounding patio. Other safety statutes apply as well. Fence color shall be white.

Flags and Flag Poles: Flags of any country, state, municipality, military service, or for any holiday may be displayed on an approved flagpole without prior ACC approval. Flags must be maintained in good condition and properly displayed; ragged, torn, or damaged flags may not be displayed. Temporary flagpole staffs that do not exceed six (6) feet in length and are attached at an incline to the wall or pillar of the home do not require prior ACC approval. Any homeowner may display one (1) portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one (1) portable, removable official flag, in a respectful manner, not larger than four-and-a-half (4 and ½) feet by six (6) feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association. Any homeowner may erect a freestanding flagpole no more than twenty (20) feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and location criteria contained in the governing documents.

Garages: Homeowners must maintain garage doors in acceptable condition. Homeowners may replace original garage doors with same type of garage door without prior approval of the ACC. Garage doors may be kept in their original white color or may be painted in the same base color as the house. No permanent screening of garages is allowed. Applications to screen garage door only apply if fully retractable screening systems are used. All retractable screening systems must be approved by the ACC.

Garbage/Recycling Bins: Garbage and recycling bins may be stored outside if they are hidden from view by a four (4) to six (6) foot high, white PVC enclosure or privacy fencing or by four (4) to six (6) foot high dense greenery. These fence structures or landscape improvements require ACC approval.



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

Gardens: No ACC approval is required for small vegetable gardens that meet the following criteria:

1. Does not exceed one hundred (100) square feet in area.
2. Is temporary in nature.
3. Any temporary fencing for the garden area is not taller than twenty-four (24) inches.
4. Is not visible from any street.

Grills: Mobile grills do not require prior approval of the ACC. No grills are allowed on front porches.

Gutters and Downspouts: Installation of white gutters and downspouts do not require the approval of the ACC. White is the only approved color for gutters. Downspouts and drain tubing must not be placed in such a way to direct water flow onto sidewalks or adjacent properties. Downspouts may be painted the same color of the body of the house's approved color.

House Numbers: Original house numbers may be replaced without prior ACC approval provided the replacement numbers are similar in location, color, size and type to the original. Homeowners may also use the Whitehall address marker. Please note, house numbers must be **black**. All other variations from the original will require ACC approval.

Hurricane Protections: An approved ACC application is required before installing the following: roof systems recognized by the Florida Building Code, permanent fixed storm shutters, rolldown track storm shutters, impact windows and doors, reinforced garage doors, erosion controls and exterior fixed generators and other hurricane protection products used to preserve and protect structures. Accordion shutters will be white or painted the same color as the home.

Landscaping:

Minor Landscaping: Homeowners do not need to apply for ACC approval for minor landscaping. When possible, the ACC encourages homeowners to make minor landscape improvements to their property. In general, landscape improvements of a small scale which do not materially alter the appearance of the lot or involve a change in topography or grade will be exempt from the design review process. If you are unsure if your project should be considered minor, please contact the Management Company. This includes flower beds and borders which at their highest point are less than eighteen (18) inches high or landscape curbing under a height of six (6) inches. Acceptable colors samples are available in the Management Company's onsite office.

Exception: *Steppingstones may be used as a walkway path on the side of the house. They cannot obstruct mowers and must conform to a uniform pattern. An ACC application is required prior to installation.*

Major Landscaping: This will require an application to the ACC. This includes anything that would significantly affect the streetscape of the property, will cover more than one-third (1/3) of the yard in which improvement is being made, will define property lines, or which will involve adding or removing trees that are ten (10) feet in height at ground level. It would include rock gardens, trees planted as hedges, or removal of all or most of existing grass.



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

Approval is required for plantings intended to form a hedge or screen and which will attain more than three (3) feet in height when mature. No tree, hedge or shrub may be planted so as to obstruct pathways or sidewalks, nor obstruct or interfere with sight lines for vehicular traffic or any easements. Adjoining neighbors (up to three) should be notified of the project. All landscape improvements must be compatible with the scale, type, and topographical features of the home and adjacent homes. Homeowner is responsible for maintaining and trimming all additional landscaping approved by the ACC and installed by the owner. No landscaping may encroach on neighboring properties or common areas.

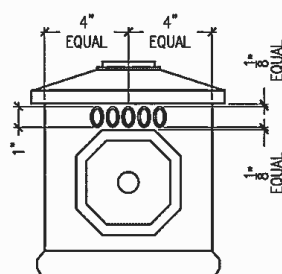
Rock or Stone Landscaping: For safety reasons, homeowners choosing rock or stone for landscaping must install a barrier between the stones and the grass area. This is to prevent rocks or stones being thrown by lawn cutting equipment.

Landscaping on the water-facing (West) side of SW Waterway Lane: For the properties along the Westside of Waterway Lane, certain special rules apply in addition to those above because of their proximity to the water and their scenic appeal as a border to the community as a whole. Homeowners in this area are encouraged to make liberal use of a variety of tropical landscaping. Plantings placed in a roughly East-West row intended to provide privacy and which will attain more than three (3) feet in height when mature shall not be placed more than twenty-one (21) feet back toward the water from the foundation of the main dwelling. This is to allow privacy for the homeowner behind their home without obstructing views of the waterway. Also, this allows the landscaping and grass-cutting crews free access. No plantings may be within twenty (20) feet of the water's edge as a maintenance easement.

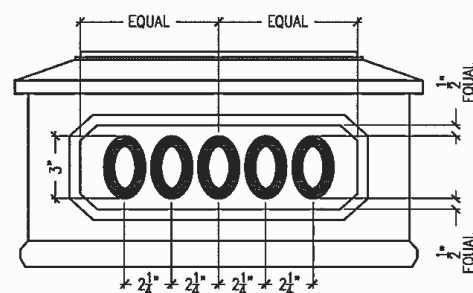
For privacy plantings as described above, homeowners should consider an open design with a variety of palms and grasses as opposed to a solid hedge which can restrict the flow of breezes and interfere with views of the waterway. All adjacent homeowners are to be notified of proposed major landscaping.

Mailboxes: Mailboxes must be maintained in high gloss black enamel and be uniform with all association mailboxes. They must be clean and in working order. Numbers must be clean and in the correct position. Please refer to image below for number placement.

- Mailbox Manufacturer: The Beautiful Mail Box Co. 305-403-4820
- Mailbox style: Highlander 047
- Color: Black high gloss enamel



SIDE VIEW



STREET VIEW

- Numbers: White reflective self-adhesive; 3-inch numbers on the sides of mailbox and 1-inch



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

numbers on the front of the mailbox

Patios: All patios or patio extensions require approval by the ACC. Patios or patio extensions must be located in the backyard of homes; no front yard patios shall be permitted. The ACC will consider applications for side yard patios as well. Generally, side yard patios will only be permitted if the patio will be shielded from the streetscape by a six (6) foot privacy fence. Patio extensions may be considered for townhouse side yards. Patio material should be of a material with natural weathering quality such as brick, concrete, or stone. The color and building material must be compatible with the exterior of the home. The size and configuration of a patio should be in proportion to the scale of the house and configuration of the applicant's lot.

Applications for patios must include:

- a. A plat map of the property showing location of house, adjacent properties, and any fences and other exterior landscaping changes.
- b. The proposed location of patio with a complete and thorough description of the size and dimensions of the proposed patio and the building materials, any colors, and description of any privacy screening.

Play Sets and Swings: If the top of the unit exceeds seven (7) feet and possibly infringes on the neighbor's privacy, the ACC may also require a privacy tree/hedge line. No playset may be higher than twelve (12) feet tall. The playset may not be located in the front yard. Other proposed locations will be reviewed by the ACC taking into account unique lot characteristics. The playset must be securely anchored per manufacturer's suggestions and appropriate for hurricane-prone areas. Playset legs, supports, slide must be at least seven (7) feet from the property line. All playsets and swings must have ACC approval prior to installation.

Pools / Hot Tubs / Swim Spas: No above ground permanent pools are permitted. Hard portable vinyl or blow-up kiddie pools less than two (2) feet in height and less than eight (8) feet in diameter are permitted in the backyard of homes only, provided they do not remain up for a period of time longer than one week.

Complete in-ground pool designs must be submitted for ACC approval to ensure that plans meet the required easement specifications, per PSL city guidelines. The application should include a plat map showing the proposed location of the pool, a complete description of the proposed pool including size of pool, any decking, fences, landscape plans, drainage plan, location of pool equipment, and method to be used to conceal equipment. Pools are required by Florida Law to have a pool safety feature designed to deny unsupervised entry and prevent drowning accidents (see Fencing Design Criteria above). The homeowner is responsible for obtaining all required city or county permits and following governing regulations regarding construction and maintenance for in- ground pools.

Hot tubs and swim spas require ACC approval prior to installation unless the hot tub or swim spa is installed on an existing side or rear patio.

Roofs: All roofing replacements must be submitted for ACC approval regardless of the color or material of the new roof. The ACC will consider shingle colors being shades of brown, gray, or black. If replacing a shingleroof with existing metal Galvalume (silver colored galvanized metal) over the front porch and/or over the roof section, the existing metal sections must either be maintained or replaced with Galvalume. Continued...



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

For roof replacements with ALL metal roofing, only preapproved metal colors shall be used after ACC approval. Color samples are available in the Management Company's onsite office.

For single family homes where the house roof is separate from the auxiliary roof structures like a breezeway or separate garage, then ALL roofs must be replaced at the same time with the same color and material approved by the ACC for the primary house structure. Color samples are available in the Management Company's onsite office for both shingles and metal roofs.

Satellite Dishes and Antennas: No exterior antennas, aerials, satellite dishes or other apparatus for the reception or transmission of television, radio, or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Properties, including any Unit, without the prior written approval of the ACC. Any such installation must be in the rear of the Unit if an acceptable signal may be received in the rear. If an acceptable signal is not available in the rear, then single family home or townhouse owners installing satellite dishes are required to attempt to locate the satellite dish, to the maximum extent possible, in an unobtrusive location to minimize the adverse visual impact on adjacent properties and from the streetscape.

Screened Porches and Patios: Screening added to existing home structure under the existing roof (not including new structure such as an added lanai) does not require ACC approval. Charcoal or black screening is approved for use on windows, doors, and screened enclosures. Any other color is not permitted. Screened enclosures should be of white or bronze aluminum framing. It is recommended that a kick plate at the base of the screen or a landscape barrier be installed when the screened enclosure surrounds a patio. Screening for front porches must be behind existing railing (fence) on front porch and may not include a kick plate. Frontporches may not be utilized as "ancillary living space or as a storage or display area." Installation of porch gates no higher than the existing railing and consistent in design with the existing railing are allowed and do not require ACC approval. No grills are permitted on front porches.

Shutters: If the homeowner is replacing shutters with the same color and style, they do not need approval of the ACC. Any color or style changes of the original shutters must be submitted to the ACC for approval. An application for any change in color or style must include a photograph of the house. Shutters cannot be deleted or removed from home and must be maintained if original to house. Shutters and front door(s) must match in the approved color.

Solar Landscape Lights: Solar landscape lighting does not require prior ACC approval provided they are not more than twelve (12) inches above ground when installed, are not more than three (3) to four (4) inches in diameter and can only be installed to accentuate existing landscaping.

Solar Panels: No solar energy collection panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is an integral and harmonious part of the architectural design of a structure, as reasonably determined by the ACC. An ACC application is required. No solar panel, vents, or other roof-mounted, mechanical equipment shall project more than one-and-a-half (1 ½) feet above the surface of the roof of a Unit. In no case will the proposed solar panels be in violation of appropriate Florida Statutes. All piping and other equipment leading to and from the solar heating panels shall be painted to match the color of the material which they abut or to which they are affixed. Tanks, pumps, and other associated mechanical



MODIFICATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE & STANDARDIZED REGULATIONS

equipment shall be screened from view from streets and adjoining properties by approved landscaping. This provision is not intended to prohibit the use of solar energy devices.

Storm and Screen Doors: Storm/screen doors must be full view glass or screen and screen doors should be of white or bronze aluminum framing. No wooden or unpainted aluminum screen doors are permitted. No prior ACC approval is needed for screen/storm doors meeting the above criteria.

Window Boxes and Flower Planters: Window boxes and planters are permitted without ACC approval around the front porch, but cannot be attached to the main structure. Window boxes may, however, be part of landscaping or patios in the rear or side of the house. Artificial plants are not recommended for use in window boxes. All plants kept in window boxes must be healthy and viable. Any dead plant materials must be replaced immediately, or removal of window box is recommended. Homeowners are required to bring window boxes inside when violent storms or hurricanes are forecast. Homeowner would be held liable for any damage caused by window box or planter left outside during said storms.

Windows and Doors: Windows and doors may be replaced without prior approval of the ACC provided the replacements are substantially identical in size, color, appearance and quality to the original windows and/or doors. Door hangings/wreaths do not require ACC approval. Window coverings visible from the exterior having a white, off-white, or light beige backing do not require ACC approval. Wood blinds for the windows do not need ACC approval, but must be white in color. Should homeowner wish to have a decorative glass door insert, the glass insert must be made of impact resistant glass and requires ACC approval.