

**Palm Island Phase 2 Community Association, Inc.
Design Review Guidelines 2026 Edition**

Recommended by the Architectural Review Committee (ARC) August 5, 2026

Adopted by the Board of Directors September 8, 2026

These Guidelines establish standards and procedures governing exterior improvements within the community. They are adopted pursuant to Article 6 of the Declaration of Covenants, Conditions and Restrictions to interpret and implement the architectural review authority granted therein.

QUICK REFERENCE GUIDE

How to Use These Guidelines

Use Ctrl + F (Find) in the PDF to quickly locate topics (for example: “driveway,” “fence,” “lighting,” or “parking”).

You may also refer to the Table of Contents for detailed navigation.

Common Topics

Exterior Changes & Approvals

- What requires ARC approval → Sec. 6.1
- Application process → Introduction / Application Section

Paint, Colors, and Appearance

- Exterior colors and approved palette → Sec. 5.21
- Driveway coatings and finishes → Sec. 5.21

Roofing

- Roof replacement and approval → Sec. 5.8
- Roofing materials and appearance → Sec. 5.8

Landscaping and Maintenance

- General maintenance → Sec. 5.7 • Trees and trimming → Sec. 5.7
- Fruit trees and debris → Sec. 5.7
- Mulch and landscape materials → Sec. 5.9

Parking and Driveways

- Driveway use and storage → Sec. 5.20
- Parking rules and vehicle restrictions → Sec. 5.25

Lighting and Decorations

- Exterior lighting → Sec. 5.28
- Holiday and decorative lighting → Sec. 5.28

Outdoor Equipment

- A/C units, tanks, and screening → Sec. 5.26
- Pool equipment → Sec. 5.13

Temporary Items

- PODs, dumpsters, and temporary structures → Sec. 5.5 / 5.23

Security Cameras

- Installation and placement → Sec. 5.26

Pets and Animals

- Pet rules and responsibilities → Sec. 5.33

Signs

- Permitted signs → Sec. 5.31

Prohibited Activities

- Fishing and water use → Sec. 5.14
- Feeding wildlife → Sec. 5.14
- General nuisances (noise, behavior, disturbances) → Sec. 5.35
- Enforcement authority → Sec. 6.4

Important Reminders

- Prior ARC approval is required for most exterior changes
- Owners are responsible for maintaining their property and improvements
- The ARC applies these Guidelines in a consistent and reasonable manner

Need Assistance?

Contact the Association or its management representative for:

- Application forms
- Submission requirements
- Clarification of Guidelines

Residential Use

- Work-from-home rules → Sec. 5.32

Violations and Enforcement

- What constitutes a violation →
Violations Section

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HISTORY AND PURPOSE

The Architectural Review Guidelines for Palm Island Phase 2 were originally adopted in 2006 and subsequently revised in 2016 and 2019. These Guidelines have been developed and maintained over many years through the efforts of volunteer Board members, Architectural Review Committee members, and homeowners committed to preserving the character and appearance of the community.

This 2026 edition is intended to preserve the architectural standards and design principles previously established by the Association while organizing and clarifying those standards in a manner that is easier to administer, more objective in application, and more consistent with current Florida law and modern construction practices.

These Guidelines are adopted pursuant to the authority granted by the Declaration of Covenants, Conditions and Restrictions for Palm Island Phase 2 and are intended to interpret, implement, and supplement the architectural review authority established therein. These Guidelines do not amend the Declaration and shall be construed consistently with the Declaration and applicable law.

The purpose of these Guidelines is to preserve the aesthetic character of the community, promote consistent architectural standards, protect property values, and provide homeowners with clear and objective guidance regarding exterior modifications and maintenance requirements.

INTRODUCTION

These Design Review Guidelines (“Guidelines”) have been prepared by the Architectural Review Committee (“ARC”) and adopted by the Board of Directors (“Board”) of Palm Island Phase 2 Community Association, Inc. (the “Association”), pursuant to the Declaration of Covenants, Conditions and Restrictions (the “Declaration” or “CC&Rs”).

These Guidelines explain how exterior changes and improvements are reviewed and approved within the community and are intended to assist parcel owners in the preparation and submission of applications for architectural review, as well as to provide standards for the ARC in evaluating such applications.

These Guidelines are supplemental to, and not in lieu of, the Declaration. In the event of any conflict, the Declaration shall control.

The ARC shall exercise its authority in a reasonable, uniform, and non-arbitrary manner, consistent with the Declaration and applicable law. The ARC may consider each application on its own merits and is not required to follow prior decisions.

These Guidelines are intended to comply with applicable Florida law, including Section 720.3035, Florida Statutes, as amended.

These Guidelines are intended to supplement and clarify the standards established in the Declaration and prior adopted guidelines. The provisions contained herein reflect the continued application of those standards and are organized to promote consistency, objectivity, and uniform enforcement in accordance with applicable law.

ADDITIONAL INTERPRETIVE AUTHORITY

The ARC may review and approve or disapprove the entire exterior appearance of any structure or improvement, including the front, sides, and rear thereof, to ensure compliance with the Declaration and these Guidelines.

ORDER OF PRECEDENCE

In the event of a conflict or inconsistency between these Design Review Guidelines and any other governing authority, the following order of precedence shall apply:

1. Applicable federal, state, and local laws and regulations, including Chapter 720, Florida Statutes, as amended from time to time;
2. The Declaration of Covenants, Conditions and Restrictions for Palm Island Phase 2 Community Association, Inc. (the “Declaration” or “CC&Rs”), as amended;
3. The Articles of Incorporation of the Association, as amended;
4. The Bylaws of the Association, as amended;
5. Duly adopted rules, policies, and resolutions of the Board of Directors;
6. These Design Review Guidelines, as amended.

This order of precedence is intended to ensure that these Design Review Guidelines are interpreted and enforced in a manner consistent with applicable law and the Association's governing documents.

APPLICATION FOR ARC REVIEW AND DECISION

All proposed exterior alterations, improvements, or modifications to any structure or parcel must be submitted to the ARC for review and approval prior to commencement of any work, as required by the Declaration.

Applications may be submitted by parcel owners or their authorized representatives, in a manner designated by the Board and/or the Association's management agent. The Board and/or the Association's management agent shall administer the application process and determine compliance with submission requirements. Parcel owners shall be permitted to submit applications for ARC review in accordance with these procedures, and such submissions shall not be unreasonably restricted.

Applications for ARC review shall be submitted in writing in a form approved by the Association. Application forms may be copied by parcel owners and are available through the Association or its designated management representative.

1. Application Requirements

Each application shall include sufficient detail to allow the ARC to evaluate the proposed improvement. Depending upon the nature of the request, this may include a completed application form, site plans, drawings or specifications, descriptions of materials, colors and finishes, photographs, brochures, samples, contractor information, and any required governmental permits or approvals.

Property owners are encouraged to utilize properly licensed and insured contractors for all work performed within the community. When available, applications should include documentation identifying the contractor, including proof of current General Liability Insurance, Workers' Compensation Insurance or a valid exemption, and any required business licenses or permits.

For improvements involving contractors, the owner shall provide a Certificate of Insurance evidencing current General Liability Insurance and Workers' Compensation Insurance, or a valid exemption where permitted by law. The Certificate of Insurance shall name **Palm Island Phase 2 Community Association, Inc. as an Additional Insured** when requested by the Association or required by the ARC for the proposed work.

The ARC may request such additional plans, specifications, permits, licenses, insurance documentation, or other information as reasonably necessary to evaluate a proposed improvement.

Approval by the ARC does not relieve the property owner or contractor from complying with all applicable federal, state, county, and local licensing, permitting, insurance, and safety requirements.

2. Review Standard

The ARC shall review each application in accordance with the Declaration, these Guidelines, and applicable law, including Section 720.3035, Florida Statutes.

All decisions of the ARC shall be made in a reasonable, uniform, and non-arbitrary manner and shall be based on the standards set forth in the governing documents and these Guidelines.

3. Approval and Denial of Applications

The ARC may approve, approve with conditions, deny, or request additional information regarding any application.

In reviewing an application, the ARC shall consider whether the proposed improvement complies with the Declaration, these Guidelines, and applicable law. The ARC may consider factors including location, size, materials, color, finish, appearance, architectural compatibility, and consistency with the character of the community.

Any approval or denial shall be based upon the standards and authority contained in the governing documents and these Guidelines.

4. Hurricane Protection Applications

Notwithstanding any other provision contained herein, applications for hurricane protection improvements shall be governed by the Hurricane Protection Specifications adopted by the Association pursuant to Section 720.3035, Florida Statutes.

The ARC shall not deny an application for hurricane protection that complies with the adopted Hurricane Protection Specifications and all applicable building code requirements.

5. Written Decisions

Decisions of the ARC shall be communicated in writing.

In the event of a denial, the decision shall identify the specific provision(s) of the Declaration, these Guidelines, or applicable law upon which the denial is based, and the manner in which the application does not conform.

6. No Work Prior to Approval

No work of any kind shall commence on any improvement requiring ARC approval until written approval has been received.

Any work commenced prior to approval may be deemed a violation of the governing documents and may be subject to enforcement action.

The submission of an application after work has commenced shall not constitute approval of the work and shall not waive any violation. The ARC may review the completed or partially completed improvement and may approve, approve with conditions, or disapprove the improvement based upon compliance with the Declaration, these Guidelines, and the standards applicable to the proposed work.

As part of such review, the ARC may require modification, correction, removal, replacement, restoration, screening, relocation, or other remedial action as a condition of approval.

Applications submitted after work has commenced may be subject to a late application review fee established by the Board from time to time.

Property owners remain responsible for all costs associated with bringing a non-compliant improvement into compliance with the Declaration, these Guidelines, and any conditions imposed by the ARC or Board.

ARC MEETINGS

The ARC shall meet as necessary to review and act upon applications submitted for architectural approval. Meeting dates and times shall be established and may be modified by the ARC or the Board, with notice provided.

A quorum of the ARC shall consist of a majority of its members, unless otherwise specified by the governing documents.

Meetings of the ARC shall be open to parcel owners. Applicants are encouraged to attend meetings at which their application will be considered and may provide additional information or clarification if requested by the ARC. Applicants may submit supporting materials, including drawings, photographs, samples, or professional input, to assist in the review.

Parcel owners other than the applicant may attend and may be permitted to address the ARC upon recognition by the Chair, subject to reasonable time and conduct limitations established by the ARC.

Action on Applications

The ARC may approve an application, approve an application with conditions, deny an application, or defer action pending receipt of additional information.

All actions taken by the ARC shall be consistent with the governing documents, these Guidelines, and applicable law.

Appeals

Any denial of an application may be appealed to the Board in accordance with the procedures established by the Association. The Board shall review such appeals based upon the applicable provisions of the governing documents and these Guidelines.

VIOLATIONS

All exterior alterations, improvements, and maintenance activities must comply with the Declaration, these Guidelines, and any approval granted by the ARC.

Any condition or activity that is inconsistent with the standards set forth in these Guidelines may be deemed non-compliant and subject to enforcement in accordance with the governing documents.

1. Grandfathered Improvements

Improvements that were previously approved in writing by the ARC, but which may not be consistent with subsequently adopted Guidelines, shall be considered grandfathered and deemed compliant.

Grandfathered status shall apply only to improvements that received valid written ARC approval and were constructed in substantial compliance with the approved plans and specifications. Unapproved improvements, or improvements not constructed in accordance with an approved application, shall not be considered grandfathered.

2. Definition of Violations

A violation shall include, but is not limited to, commencing work requiring ARC approval without prior written approval, performing work that materially deviates from plans or specifications approved by the ARC, maintaining an improvement in a manner inconsistent with the Declaration or these Guidelines, or failing to comply with a condition of ARC approval.

Any improvement that is not in compliance with an approved application, the governing documents, or these Guidelines may be deemed a violation and referred to the Association for enforcement in accordance with the governing documents and applicable law.

3. Inspection and Determination of Non-Compliance

The ARC may conduct periodic visual inspections of the community to determine compliance with the governing documents and these Guidelines.

If the ARC determines that a condition or improvement is not in compliance, such condition shall be documented and referred to the Association for enforcement in accordance with the governing documents.

The ARC may recommend corrective action, including modification, repair, replacement, restoration, screening, relocation, or removal of a non-compliant condition or improvement, subject to enforcement by the Association in accordance with the governing documents and applicable law.

4. Enforcement

Violations shall be addressed and enforced by the Association in accordance with the Declaration, Bylaws, and applicable law.

The ARC's role is limited to reviewing applications, inspecting improvements, and determining compliance with the governing documents and these Guidelines. The imposition of fines, suspensions, corrective actions, removal of non-compliant improvements, or other enforcement measures shall be handled by the Association in accordance with the governing documents and applicable law.

GUIDELINES IMPLEMENTING THE CC&Rs

These Design Review Guidelines are intended to implement and supplement the Declaration of Covenants, Conditions and Restrictions (the “Declaration” or “CC&Rs”) governing Palm Island Phase 2 Community Association, Inc. The sections that follow are organized, where applicable, to correspond to specific provisions of the Declaration.

These Guidelines provide additional standards, procedures, and interpretive criteria to assist in the application and enforcement of the Declaration.

These Guidelines do not create independent covenants or restrictions separate from the Declaration, but rather are intended to clarify, interpret, and support the provisions contained therein.

Sections identified as “Reserved” indicate that the applicable CC&R provision does not require further implementation, that the subject matter is outside the scope of ARC jurisdiction, or that the existing provisions of the Declaration are deemed sufficient without additional guidelines.

All provisions shall be interpreted in a manner consistent with the Declaration and applicable law.

GENERAL COVENANTS AND USE RESTRICTIONS

The provisions that follow are organized, where applicable, to correspond to specific sections of the Declaration of Covenants, Conditions and Restrictions (the “Declaration” or “CC&Rs”) governing Palm Island Phase 2 Community Association, Inc.

Each section is intended to provide additional standards, guidance, and interpretive criteria to assist in the application and enforcement of the corresponding CC&R provision. These provisions establish the criteria by which the ARC evaluates whether a proposed improvement or condition is in compliance with the governing documents.

The absence of a specific guideline shall not be interpreted as permitting any condition or improvement that would otherwise be inconsistent with the Declaration.

All provisions in this section and those that follow shall be interpreted in a manner consistent with the Declaration and applicable law.

CC&R Sec. 5.1 — Subdivision and Regulation of Land

All parcel owners and their contractors shall comply with all applicable Federal, State, County, and local laws, ordinances, regulations, and permitting requirements in connection with any improvement or modification to a parcel or structure.

Approval by the ARC is limited to review for compliance with the Declaration and these Guidelines and does not constitute approval of or compliance with any governmental permitting or regulatory requirements.

The responsibility for obtaining all required permits and approvals from the appropriate governmental authorities shall remain solely with the parcel owner.

Failure to obtain required permits or perform work in accordance with applicable laws and regulations may be deemed a violation of these Guidelines and the governing documents.

The ARC may also determine that a condition or activity constitutes non-compliance where it creates a risk to health, safety, or property, including inadequate protection of construction areas or unsafe temporary conditions associated with construction activities or improvements. Such conditions may be referred to the Association for enforcement in accordance with the governing documents and applicable law.

CC&R Sec. 5.2 — Building Setbacks, Size, Site Restrictions, and Building Height

The standards in this Section are intended to assist the ARC in applying the architectural review authority granted by Article 6 of the Declaration. These standards are interpretive and administrative in nature and are intended to implement, apply, and clarify the provisions of the Declaration. Nothing in this Section is intended to create new restrictive covenants or amend the Declaration.

All improvements and structures shall comply with the setback requirements, site restrictions, and building limitations established by the Declaration and applicable governmental regulations.

In reviewing proposed improvements, the ARC may consider whether the improvement is consistent with the architectural character of the community and compatible with the existing residence and surrounding properties. The ARC may consider factors including location, size, height, appearance, materials, architectural compatibility, and the overall visual impact of the proposed improvement.

The ARC shall evaluate proposed improvements to determine compliance with the Declaration, these Guidelines, applicable governmental requirements, and any applicable Development Orders, permits, or regulatory approvals governing the community.

Improvements that fail to comply with applicable setback requirements, governmental regulations, or the governing documents may be deemed non-compliant.

1. General Standards

Proposed improvements shall be evaluated for consistency with the architectural character of the community, compatibility of size with the existing structure and surrounding properties, and placement that does not create an unreasonable adverse impact on adjacent parcels, neighboring sightlines where such impact is material and not inherent to the location of the improvement, or the overall character of the community.

Improvements that result in significant visual obstruction, material inconsistency with surrounding structures, or an unreasonable adverse visual or neighborhood impact may be deemed non-compliant.

2. Height and Structural Additions

Structural additions and modifications shall be reviewed for compliance with the Declaration, these Guidelines, applicable governmental requirements, and the architectural character of the community.

In evaluating proposed additions or modifications, the ARC may consider the size, height, location, appearance, architectural compatibility, and overall visual impact of the proposed improvement in relation to the existing residence and surrounding community.

Additions or modifications that are materially inconsistent with the architectural character of the community, incompatible with the existing residence, or create an unreasonable adverse visual impact within the community may be deemed non-compliant.

3. Maintenance and Community Impact

Proposed improvements shall be designed and located so as not to materially interfere with community maintenance operations, landscaping activities, irrigation systems, drainage systems, utility infrastructure, or access reasonably required for maintenance and service activities.

In reviewing proposed improvements, the ARC may consider whether the design, location, construction, or long-term maintenance requirements of the improvement may adversely affect Association-maintained facilities, neighboring properties, drainage patterns, irrigation operations, utility access, or the efficient maintenance of the community.

Improvements that materially interfere with maintenance operations, adversely affect Association-maintained facilities, create recurring maintenance burdens, or unreasonably impair access required for maintenance, repair, or service activities may be deemed non-compliant.

CC&R Sec. 5.3 — Leasing

All tenants, guests, and other occupants of a parcel shall comply with the Declaration, these Guidelines, and all applicable rules and regulations of the Association.

The leasing or occupancy of a parcel shall not relieve the parcel owner of responsibility for compliance with the governing documents. Parcel owners shall remain responsible for the actions of their tenants, guests, and occupants and for ensuring compliance with all applicable requirements.

Any violation of the Declaration, these Guidelines, or the Association's rules and regulations by a tenant, guest, or occupant may be treated as a violation by the parcel owner and addressed in accordance with the governing documents and applicable law.

CC&R Sec. 5.4 — Nuisance

No activity, condition, or use of any parcel shall be permitted that constitutes a nuisance as defined in the Declaration or unreasonably interferes with the use and enjoyment of other parcels or the community as a whole.

The following provisions provide guidance regarding conditions that may be considered a nuisance or otherwise non-compliant with the Declaration.

1. Outdoor Equipment and Recreational Structures

Outdoor recreational and sports equipment, including basketball goals, soccer goals, nets, batting cages, and similar structures, shall be maintained and located so as not to create a visual nuisance, safety hazard, or unreasonable interference with neighboring properties or community maintenance activities.

Such equipment shall not be attached to any structure unless specifically approved by the ARC and shall not be stored in front yards, side yards, or driveways overnight. Equipment may be permitted in rear yard areas, subject to ARC approval, provided it is maintained in good condition, properly secured or removable in advance of high winds, and located so as not to interfere with routine maintenance or access.

2. Maintenance, Safety, and Appearance

All exterior equipment and related items shall be maintained in a clean, operable, and safe condition. Items that become unsightly, create excessive noise, present a safety concern, exhibit visible deterioration, or interfere with maintenance operations may be deemed non-compliant with these Guidelines.

3. Continued Compliance

Approval of any exterior equipment, structure, or activity by the ARC is conditioned upon continued compliance with the governing documents and these Guidelines. If a previously approved condition becomes inconsistent with these standards, the ARC may determine that it is no longer compliant and may require modification or removal.

CC&R Sec. 5.5 — Temporary Structures

Temporary structures and items shall not be placed or maintained on any parcel except as permitted by the Declaration and these Guidelines.

For purposes of these Guidelines, temporary structures or items may include portable storage containers or units, construction dumpsters or debris containers, temporary trailers or mobile units, temporary fencing associated with construction or improvements, temporary shade structures or sunshades, portable sanitary facilities (including portable toilets), and similar temporary installations.

1. Temporary Use and Duration

Temporary structures or items may be permitted on a limited basis in connection with approved construction or improvement projects, short-term moving or relocation activities, or maintenance and repair activities.

All temporary structures and items shall be removed promptly upon completion of the underlying activity and maintained in a neat and orderly condition at all times.

Except where associated with an approved construction or improvement project, temporary structures or items shall generally not remain on a parcel for more than fourteen (14) days. Extended or indefinite placement of temporary structures or items may be deemed non-compliant with these Guidelines.

2. Location and Placement

Due to the size and configuration of parcels within the community, temporary structures and items may be placed within driveway areas, provided they otherwise comply with these Guidelines.

Temporary structures and items shall not be placed within public or private roadways, on lawns, landscaped areas, or turf surfaces, or in a manner that obstructs traffic, sidewalks, access to adjacent parcels, or community operations.

Placement shall be limited to locations that minimize adverse visual impact and maintain safe access and circulation within the community.

3. Maintenance and Safety

All temporary structures and items shall be properly secured and maintained, kept free of debris accumulation, leakage, and unsafe conditions, and used only for their intended purpose.

Conditions that create a safety concern, attract debris, result in leakage, or create a visual nuisance may be deemed non-compliant with these Guidelines.

4. ARC Review

The ARC may require review and approval of temporary structures or items, particularly where their placement is associated with an approved improvement project.

Any approval granted by the ARC shall be temporary in nature and conditioned upon continued compliance with these Guidelines. Temporary structures or items that are not maintained in compliance with these Guidelines may be required to be removed.

CC&R Sec. 5.6 — Appearance: Refuse Disposal

All refuse, recycling materials, and waste containers shall be properly stored, maintained, and disposed of in a manner that does not create a visual nuisance or adversely affect the appearance of the community.

1. Storage of Containers

Trash and recycling containers shall be stored within the garage, alongside the residence, or in another location that minimizes visibility from streets and neighboring properties. Containers stored outside the garage should be screened from roadway view by landscaping. Where feasible based on lot size, home orientation, and site configuration, containers shall be located so as to minimize direct visibility from neighboring residences. Containers shall not be maintained in front yard areas or other locations where they create an unsightly appearance and shall be positioned so as not to obstruct access or interfere with routine community operations.

2. Placement for Collection

The designated location for refuse collection is curbside, with the container opening facing the roadway and the wheels facing the residence.

Parcel owners should make reasonable efforts to place refuse containers at the curb no earlier than 6:00 p.m. on the evening preceding collection and to remove them promptly following collection, preferably no later than 6:00 p.m. on the day of collection, in order to maintain the appearance of the community.

Nothing in these Guidelines is intended to conflict with applicable law. While Florida law may permit refuse containers to be placed for collection or remain at the curb for longer periods, these Guidelines reflect the Association's expectation that containers be displayed for the shortest practical time necessary and removed promptly after collection in order to maintain a consistent and orderly community appearance.

3. Bulk Items and Debris

Bulk refuse items, items offered for giveaway, donation, or removal, including furniture, appliances, construction debris, and similar materials, shall not be stored or maintained in a manner visible from streets or neighboring properties except for reasonable periods associated

with scheduled pickup, removal, construction activities, or approved improvement projects. Bulk materials shall be managed in a manner that does not create a nuisance, safety hazard, unsanitary condition, or detract from the appearance of the community.

4. Cleanliness and Maintenance

Refuse containers and disposal areas shall be maintained in a clean and sanitary condition and kept free of leakage, excessive odor, spillage, or deterioration. Containers shall be properly covered or sealed when appropriate to prevent the escape of contents and to minimize adverse visual or sanitary impacts.

Refuse shall be contained and disposed of in a manner that does not result in leakage, spillage, staining, or other unsanitary or unsightly conditions on streets, driveways, neighboring property, or common areas. Parcel owners shall be responsible for promptly cleaning any spills, residue, or debris associated with refuse placed for collection.

Any condition resulting in the accumulation of trash, debris, or waste materials, or that creates an unsanitary, hazardous, or visually objectionable condition, may be deemed non-compliant with these Guidelines.

5. Prohibited Conditions

Conditions that may be deemed non-compliant include the long-term visibility of refuse containers from the street, the failure to provide reasonable screening from roadway view where screening is feasible, the placement of containers in locations directly visible from neighboring residences where alternative placement or screening is reasonably available, the accumulation of refuse outside approved containers, and the prolonged storage of trash, debris, or waste materials on patios, driveways, lawns, or other exterior areas visible from streets or neighboring properties.

CC&R Sec. 5.7 — Maintenance

All parcels, structures, landscaping, and exterior improvements shall be maintained in a clean, neat, safe, and orderly condition consistent with the overall character of the community. Property owners are responsible for maintaining their property in a manner that preserves community appearance, prevents visible deterioration, and does not create a nuisance, safety concern, or unreasonable burden on Association maintenance operations.

1. General Maintenance Standard

Parcel owners shall maintain all exterior portions of their property, including structures, landscaping, lawns, planting beds, and other improvements, in a condition that is consistent with the appearance and character of the community. Property shall be maintained so as to prevent visible deterioration, neglect, excessive overgrowth, or other conditions that detract from the appearance of the neighborhood.

Maintenance activities shall be performed in a manner that does not create a nuisance, safety concern, or unreasonable interference with neighboring properties, Association-maintained areas, or routine community maintenance operations.

Conditions including excessive overgrowth, dead or dying vegetation, accumulation of debris, visible deterioration, unfinished or temporary repairs, exposed repair materials, unfinished, temporary, visibly patched, mismatched, or otherwise unprofessional repairs that are inconsistent with the appearance of the community or other signs of neglect may be deemed non-compliant with these Guidelines.

2. Landscaping and Planting

Landscaping shall be maintained in a neat, healthy, and attractive condition that is consistent with the overall character of the community. Plantings shall not be maintained in a manner that obstructs walkways, driveways, utilities, or access routes, interferes with routine maintenance operations or service access, or creates an overgrown or unkempt appearance.

Plantings that create a material barrier between parcels, including hedge-like or screening plantings along lot boundaries, may be deemed non-compliant where they interfere with maintenance access, impede community landscaping operations, or materially increase the cost or complexity of maintenance services.

Owner-installed decorative landscape features, including solar lighting and similar items, are installed and maintained at the sole risk of the parcel owner. The Association and its contractors shall not be responsible for damage to such items resulting from routine maintenance operations, weather conditions, falling debris, or normal landscaping activities.

For purposes of these Guidelines, lawn art and decorative items include non-living decorative objects such as pots, fountains, sculptures, figurines, whirligigs, decorative house numbers, folk-art items, and similar features.

Decorative items located in front yards or side yards facing a street shall be residential in character, use generally muted or neutral colors, not exceed forty-eight (48) inches in height, and be limited in number so as to avoid a cluttered or excessive appearance. Decorative items located in rear yard areas may have greater flexibility, provided they do not create a nuisance and are not prominently visible from adjacent streets or neighboring properties.

All decorative items shall be maintained in a presentable condition, kept free from damage, fading, deterioration, or instability, and installed in a manner that does not create a safety hazard. The ARC may determine that decorative items are excessive in number, size, visual impact, or otherwise inconsistent with the character of the community and may require their modification or removal.

Wood landscape features and edging materials are discouraged due to durability, maintenance, and termite concerns.

Garden hoses shall be properly stored when not in active use and shall not be left on lawns, within planting beds, or in areas subject to routine maintenance operations. Hoses shall be maintained on a hose rack or reel or otherwise secured in a manner that minimizes visibility and does not interfere with landscaping maintenance or community operations.

The Association and its contractors shall not be responsible for damage to hoses or related equipment left in areas subject to routine maintenance activities. Hoses left in such areas may be deemed improperly stored and non-compliant with these Guidelines.

Hose racks may be attached to the side or rear of a residence without ARC approval, provided the top of the rack does not exceed forty-eight (48) inches in height. Hose racks or reels shall be located adjacent to hose bibs and maintained in a neat and orderly condition.

3. Trees and Vegetation

Trees, shrubs, and other vegetation shall be maintained in a manner that does not create a safety hazard, interfere with structures, utilities, neighboring property, or maintenance operations, or result in excessive debris, overgrowth, or unsightly conditions. Vegetation shall be trimmed and maintained to preserve the appearance of the community and to prevent encroachment onto adjacent properties, walkways, driveways, or common areas.

Fruiting trees are considered an exception to standard landscape planting and are subject to additional restrictions due to their potential impact on maintenance requirements, pest attraction, debris accumulation, and neighboring properties.

A maximum of two (2) fruiting trees shall be permitted on any lot. Approved fruiting tree species are limited to avocado, cattley guava, citrus trees certified disease-free at the time of purchase, and papaya. Other fruiting tree species may be maintained only when planted in containers and fully enclosed within a screened lanai or pool enclosure.

Fruiting trees shall not be located within front yard areas and shall be maintained a minimum of twelve (12) feet from any adjoining lot line and twenty (20) feet from any street. Fruiting trees shall be dwarf varieties or otherwise maintained so as not to exceed twelve (12) feet in height.

All fruiting trees shall be maintained in a manner that does not create excessive fallen fruit, debris, pest activity, nuisance conditions, or interference with neighboring properties, structures, or maintenance access. The accumulation of fallen fruit, rotting vegetation, or related debris resulting in pest activity, unsanitary conditions, or excessive maintenance requirements may be deemed non-compliant.

Trees and vegetation that, due to their size, height, location, growth habits, or condition, create recurring maintenance burdens, excessive debris accumulation, pest attraction, safety concerns, or conditions inconsistent with the character of the community may be deemed non-compliant.

Dead, diseased, hazardous, or significantly damaged trees and vegetation shall be removed, repaired, treated, trimmed, or otherwise properly maintained as directed by the Architectural Review Committee (“ARC”).

4. Tree Maintenance Responsibilities

Tree maintenance responsibilities shall be as provided in the Declaration.

The Association shall be responsible for the maintenance of trees and palms up to a height of approximately fifteen (15) feet, including routine trimming, removal of dead fronds, and management of seed pods or similar growth.

Parcel owners shall be responsible for the maintenance of all trees and palms exceeding fifteen (15) feet in height, including trimming and pruning, removal of dead or hazardous fronds, branches, and limbs, and management of seed pods, fruit clusters, and related debris. Trees and palms under owner responsibility shall be maintained in a manner that does not create safety hazards, excessive debris, maintenance burdens, or conditions inconsistent with the character of the community.

Regardless of height, any tree located on a parcel that overhangs or extends into a roadway, sidewalk, easement area, or common area shall be maintained by the parcel owner so as to provide safe and unobstructed clearance for vehicles, pedestrians, emergency vehicles, service providers, and Association contractors. Trees extending into roadways or vehicular access areas shall be maintained with a minimum vertical clearance of thirteen feet six inches (13'6"), or such greater clearance as may be required by applicable law, code, or safety considerations.

If a parcel owner fails to maintain required clearances after notice, the Association may perform the necessary trimming and assess the cost to the parcel owner to the extent permitted by the governing documents.

5. Exterior Condition of Improvements

All exterior elements of a property, including structures, roofs, walls, doors, windows, driveways, walkways, screening, fixtures, and other exterior improvements, shall be maintained in good condition and repair consistent with the character of the community. Deteriorated, damaged, rusted, dented, mold-stained, faded, peeling, broken, improperly repaired, or otherwise visibly neglected exterior improvements may be deemed non-compliant.

6. Gutters and Downspouts

Gutters shall be constructed of white aluminum. Downspouts shall be white aluminum or painted to match the color of the home.

Gutters and downspouts shall be properly maintained and positioned to direct water runoff in a manner that does not cause erosion, flooding, drainage issues, or adverse impacts to neighboring properties, common areas, or Association-maintained facilities.

Mid-run downspouts may be permitted where necessary to address drainage concerns or architectural conditions, provided the applicant demonstrates that the proposed installation will not adversely affect neighboring properties, community drainage patterns, or Association-maintained areas.

CC&R Sec. 5.8 — Awnings and Windows

All exterior openings, coverings, and related components, including windows, awnings, roofing materials, hurricane-protection systems, and similar exterior elements, shall be maintained and installed in a manner consistent with the character of the community and the Association's adopted architectural and hurricane-protection standards.

1. Windows and Glass

Replacement or modified windows shall be compatible with the architectural design of the residence and maintain a uniform exterior appearance when viewed from streets or neighboring properties. All windows shall comply with applicable building codes and the Association's Hurricane Protection Specifications. Exterior window frames shall be white.

Impact-resistant windows and other code-compliant window systems are permitted, provided they comply with applicable building code requirements and the Association's Hurricane Protection Specifications.

Window shading, solar film, decorative treatments, hurricane shutters, and similar exterior window features shall be maintained in a manner consistent with the character of the community and shall comply with all applicable approval requirements.

Reflective, mirrored, or excessively tinted glazing that creates an inharmonious, discordant, incongruous, or otherwise visually inconsistent exterior appearance within the community may be deemed non-compliant, except as otherwise permitted by applicable law or the Association's Hurricane Protection Specifications.

2. Awnings

Awnings are generally not consistent with the architectural character of the community and are not permitted on the front or side elevations of any residence.

Awnings may be installed within a screened lanai or pool enclosure without altering the exterior appearance of the enclosure. Such awnings shall remain entirely within the screened area and shall not extend beyond or modify the exterior profile of the screened structure.

Awnings may be permitted at the rear of a residence, subject to ARC approval, when designed as a subordinate architectural feature that is compatible with the residence and does not create the appearance of a roof extension, permanent enclosure, or other substantial structural addition. Rear awnings shall be retractable or otherwise capable of being secured during severe weather events.

All awnings shall be constructed of materials and colors that are muted and compatible with the residence and surrounding community. Bright, reflective, highly contrasting, or visually obtrusive materials and finishes are not permitted.

Awnings shall be maintained in good condition and kept free from fading, staining, tearing, sagging, corrosion, or other visible deterioration.

Awnings that are inconsistent with these standards or that materially alter the exterior appearance of a residence may be deemed non-compliant with these Guidelines.

3. Hurricane Protection — Shutters and Panels

Hurricane protection features, including storm panels, hurricane shutters, impact-resistant windows and doors, reinforced garage doors, and similar systems, shall comply with the Association's Hurricane Protection Specifications and all applicable building code requirements.

Replacement shutters require ARC approval. Approval shall not be unreasonably withheld for code-compliant hurricane protection that conforms to the Association's Hurricane Protection Specifications.

Hurricane shutters and storm panels shall be maintained in good condition and shall utilize materials and colors authorized by the Association's Hurricane Protection Specifications. Technical requirements relating to installation methods, fasteners, anchors, sealants, materials, and similar construction standards shall be governed by the Hurricane Protection Specifications as adopted and amended by the Board of Directors.

Original hurricane panels may be replaced in kind without additional ARC approval, provided the replacement conforms to the Association's Hurricane Protection Specifications.

The ARC shall not deny an application for hurricane protection that complies with the Association's Hurricane Protection Specifications, applicable law, and applicable building code requirements.

4. Solar Film

Solar film applied to windows shall be professionally installed and maintained in good condition. Solar film shall be free of visible air bubbles, streaks, distortions, peeling, discoloration, or other defects that detract from the exterior appearance of the residence.

Solar film that creates a mirror-like, highly reflective, or otherwise visually inconsistent exterior appearance may be deemed non-compliant with these Guidelines.

5. Maintenance

All windows, shutters, storm panels, awnings (where permitted), solar film, and related exterior elements shall be maintained in good condition and repair consistent with the character of the community.

Peeling, faded, mismatched, deteriorated, or damaged finishes; broken, cracked, clouded, or visibly degraded glass; damaged shutters or storm panels; torn or deteriorated awning materials; and other visible signs of neglect or disrepair may be deemed non-compliant with these Guidelines.

6. Front Entry Enclosures

Front entry enclosures shall utilize white aluminum framing and black or charcoal screen material.

Standard screen configurations and commercially available decorative screen patterns are permitted, provided they are compatible with the architectural design of the residence and consistent with the character of the community.

Front entry enclosures shall be maintained in good condition and kept free from damage, corrosion, discoloration, torn screening, or other visible deterioration. Modifications that materially alter the appearance of the residence or create an inharmonious, discordant, or incongruous appearance within the community may be deemed non-compliant with these Guidelines.

7. Roofing Systems

All roofing systems, including replacement, repair, or modification, require prior ARC approval and shall comply with the Association's Hurricane Protection Specifications and all applicable building code requirements.

Approved roofing systems include laminated architectural asphalt shingles and stone-coated metal roofing systems designed to replicate the appearance of architectural shingles. Metal roofing systems shall be limited to concealed-fastener products with a shingle-like appearance consistent with the architectural character of the community. Standing seam, exposed-fastener, and other sheet-style metal roofing systems are not permitted.

All roofing systems shall maintain a low-profile residential appearance and shall be visually compatible with the architectural design of the residence and the character of the community when viewed from streets or neighboring properties.

Roof colors shall be limited to muted, natural, or architectural tones, including shades of gray, charcoal, brown, weathered wood, and similar earth-tone colors. Bright, reflective, metallic, or highly saturated colors are not permitted.

Roofing systems that are inconsistent with the Association's Hurricane Protection Specifications or that create an inharmonious, discordant, incongruous, or otherwise visually incompatible appearance within the community may be deemed non-compliant.

The ARC shall review roofing applications for compliance with these Guidelines and the Association's Hurricane Protection Specifications; however, approval shall not be unreasonably withheld for roofing systems that satisfy applicable building code requirements and the Association's adopted specifications in accordance with Section 720.3035, Florida Statutes.

Roofing materials shall not be installed or delivered to a parcel for installation prior to ARC approval.

CC&R Sec. 5.9 — Lawn and Landscape Maintenance

Landscape maintenance shall be performed by the Association and parcel owners in accordance with the maintenance responsibilities established in the Declaration. The Association and parcel owners shall maintain, repair, replace, and restore landscaping, irrigation, and related improvements as required by the governing documents and these Guidelines. Nothing contained herein shall be interpreted to expand, reduce, or otherwise modify the maintenance responsibilities established by the Declaration.

1. Association Maintenance

The Association shall provide lawn and landscape maintenance as provided in the Declaration. Association maintenance responsibilities include mowing and edging lawn areas; fertilization, weed control, and mulching; weeding and care of planting beds; and normal trimming of trees up to fifteen (15) feet in height and shrubs. The Association is also responsible for operation and maintenance of the community irrigation system. The Board of Directors may modify the Association's landscape maintenance responsibilities as permitted by the Declaration. Nothing in these Guidelines shall be interpreted to expand, reduce, or otherwise modify the Association's maintenance responsibilities established by the governing documents.

2. Owner Responsibilities

Parcel owners are responsible for replacing trees, shrubs, grass, flowers, and other landscaping as provided in the Declaration. Parcel owners are also responsible for maintaining landscaping located within fenced portions of their parcels. In addition, parcel owners shall maintain owner-installed landscaping, plantings, decorative features, and other improvements that are not maintained by the Association.

Any lawn, sod, planting bed, landscaping, irrigation component, or other area damaged as a result of construction, installation of improvements, excavation, negligence, misuse, or other

owner-directed activity shall be repaired or replaced at the parcel owner's expense. Damaged areas shall be promptly restored to a condition consistent with the surrounding community.

Owner-installed improvements shall not interfere with landscape maintenance operations, irrigation systems, drainage, or access reasonably required for maintenance activities.

3. Irrigation System Protection and Restoration

Because the community irrigation system is maintained by the Association, any modification, disruption, or damage to the irrigation system resulting from construction, landscaping, installation of improvements, excavation, or other owner-directed activities shall be repaired and fully restored at the parcel owner's expense.

Following completion of any project affecting the irrigation system, the parcel owner shall ensure that irrigation system functionality is fully restored and that irrigation service to adjacent or neighboring parcels is not reduced, interrupted, or adversely affected. Work shall not result in damage, misalignment, obstruction, or improper operation of irrigation components.

All repairs and restoration work shall be completed in a professional manner consistent with community standards and shall restore the irrigation system to proper operating condition.

Failure to properly restore irrigation system functionality or to correct resulting impacts to neighboring parcels may be deemed non-compliant with these Guidelines.

4. Sod and Turf Restoration

Any project that results in the removal, damage, deterioration, or disturbance of existing sod or turf shall require restoration by the parcel owner.

Restoration shall be completed promptly following completion of the project and shall match the general appearance and quality of surrounding lawn areas within the community. Restored areas shall eliminate bare spots, erosion, rutting, settlement, or other uneven conditions.

The standard turf utilized throughout the community is St. Augustine grass (Floritam or a substantially similar variety). Replacement sod shall be consistent with this standard.

The installation or use of non-compatible grass varieties, including invasive or spreading grass types that may adversely affect neighboring properties, may be deemed non-compliant with these Guidelines.

5. Planting Beds, Edging, and Ground Cover

Planting beds maintained by the Association shall remain consistent with the established community landscape design, materials, and maintenance practices.

The installation or modification of planting beds, curbing, hard edging, mulch alternatives, rock, stone, gravel, or other ground cover materials requires prior approval from the ARC.

Approved curbing and hard edging shall be constructed of durable, professional-grade materials intended for permanent installation and shall be installed in a neat and uniform manner consistent with the appearance of the community. Such installations shall not interfere with mowing, trimming, irrigation, drainage, or routine maintenance activities and shall not create safety hazards or restrict access for landscape or irrigation services.

Wood or wood-based edging materials are not permitted. Flimsy, temporary, deteriorated, or garden-store-type edging materials that are prone to shifting, breaking, or deterioration may be deemed non-compliant.

Alternative ground cover materials, including rock, stone, or gravel, may be permitted provided they are fully contained within approved planting beds, do not migrate into lawn areas, adjacent parcels, or common areas, do not interfere with irrigation or maintenance activities, and maintain a clean, uniform, and aesthetically compatible appearance.

The ARC shall evaluate proposed materials and installation details for consistency with the overall landscape design and character of the community. Loose, migrating, deteriorated, or visually incompatible materials, or installations that create maintenance, drainage, access, or appearance concerns, may be deemed non-compliant.

Curbing, edging, ground cover materials, and similar improvements installed by parcel owners are maintained at the owner's risk. The Association and its contractors shall not be responsible for damage resulting from routine landscape maintenance, irrigation service, or other maintenance operations.

6. Mulch and Ground Cover Standards

The Association provides and maintains a standard mulch application within planting beds as part of its landscape maintenance program. The type and color of mulch utilized by the Association shall be determined by the Board of Directors.

Parcel owners may, with prior approval from the ARC, install alternative mulch or approved ground cover materials at their own expense, provided such materials comply with these Guidelines and remain consistent with the appearance and maintenance standards of the community.

All owner-installed mulch, stone, rock, gravel, or other ground cover materials shall be maintained by the parcel owner at the owner's sole expense and shall be kept in a neat, orderly, and well-maintained condition.

The Association's standard mulch application shall remain the baseline landscape maintenance service for all parcels. Parcel owners who elect to install alternative mulch or ground cover materials shall not be entitled to any reduction, credit, offset, or adjustment in Association

assessments or maintenance charges. The Association maintains a single class of membership, and all parcel owners shall remain responsible for their proportionate share of community maintenance expenses regardless of individual landscaping modifications.

The Association may provide reasonable notice prior to scheduled mulch installation or other landscape maintenance activities. Parcel owners shall be responsible for removing or securing decorative lighting, seasonal decorations, hoses, extension cords, and other owner-installed items located within planting beds or landscape areas before such work is performed. The Association and its contractors shall not be responsible for damage to items left in place and may temporarily relocate such items as reasonably necessary to perform maintenance activities.

Failure to maintain owner-installed mulch or ground cover materials, or the installation of materials that become visually inconsistent, create maintenance concerns, interfere with landscape operations, or fail to comply with these Guidelines, may be deemed non-compliant.

7. Non-Compliant Conditions

The following conditions may be deemed non-compliant with these Guidelines:

- Failure to restore sod, turf, planting beds, landscaping, or irrigation systems following construction, installation of improvements, excavation, damage, or other disturbance.
- Use of grass varieties that are inconsistent with community standards or that adversely affect neighboring parcels.
- Installation of curbing, edging, mulch, ground cover, or similar materials without required ARC approval.
- Installation of curbing or edging materials that are deteriorated, unstable, interfere with maintenance activities, or otherwise fail to comply with these Guidelines.
- Ground cover materials that are not properly contained or that migrate into lawn areas, adjacent parcels, or common areas.
- Damage to irrigation systems that is not properly repaired or restored.
- Irrigation modifications or conditions that adversely affect irrigation service to neighboring parcels.
- Dead, damaged, deteriorated, eroded, or substantially bare turf areas.
- Owner-installed landscaping, ground cover, curbing, edging, decorative features, or similar improvements that interfere with landscape maintenance, irrigation systems, drainage, access, or community appearance standards.

CC&R Sec. 5.10 — Garages and Accessory Structures

Garages, carports, and accessory structures shall comply with the requirements of the Declaration and shall be maintained in a manner consistent with the character of the community.

1. Garages

Each residence shall have an attached or built-in garage as required by the Declaration. No garage shall be permanently enclosed or converted to another use unless a replacement enclosed garage is provided and prior approval is obtained from the ARC.

Vehicle repair activities shall be conducted only within an enclosed garage. When ingress to or egress from the garage is not occurring, garage doors shall remain closed.

Replacement garage doors require ARC approval and shall be substantially similar in appearance, design, configuration, and architectural character to the original garage door approved for the residence unless otherwise approved by the ARC. Replacement garage doors shall be compatible with the architectural style of the residence and the character of the community.

2. Carports

Carports are prohibited.

3. Accessory Buildings and Structures

Detached garages, sheds, storage buildings, and other accessory buildings are prohibited.

No freestanding storage structure, utility building, detached garage, or similar accessory structure may be erected, installed, or maintained on any parcel.

CC&R Sec. 5.11 — Garage Sales

Garage sales and similar activities shall be conducted only as permitted by the Declaration.

No garage sale shall be held more than one (1) time during any twelve (12) consecutive month period on any lot, as provided in the Declaration.

Garage sales conducted in compliance with the Declaration do not require approval from the ARC.

Garage sales and related activities shall be conducted in a manner that does not create a nuisance or unreasonable annoyance to residents of the community as prohibited by the Declaration.

CC&R Sec. 5.12 — Mailboxes and Lamp Posts

Mailboxes, front yard lamp posts, and their supporting structures shall be maintained in accordance with the Declaration. As provided in the Declaration, such structures shall remain substantially uniform in style, appearance, and location and are subject to regulation by the Architectural Review Committee ("ARC"). The care, repair, maintenance, and replacement of

mailboxes, front yard lamp posts, and associated structures are the responsibility of the parcel owner.

1. Maintenance Responsibility

Parcel owners shall maintain mailboxes and their supporting structures in good condition at all times and shall promptly repair or replace damaged, deteriorated, unsafe, or missing components.

2. Uniformity and Appearance

Mailboxes, front yard lamp posts, and their supporting structures shall remain substantially uniform in style, appearance, and location and shall be consistent with the established community standard.

Replacement of a mailbox, lamp post, or supporting structure with a substantially identical or substantially similar design that conforms to the existing community standard does not require ARC approval.

Relocation of a mailbox, lamp post, or supporting structure requires prior ARC approval.

Any proposed alteration that materially changes the style, appearance, location, size, configuration, materials, or design of a mailbox, lamp post, or supporting structure requires prior ARC approval.

3. Condition and Maintenance Standards

Mailboxes, lamp posts, and supporting structures shall be maintained in a clean, painted, structurally sound, and well-maintained condition. Such structures shall be kept free of peeling, chipped, or faded paint, excessive rust or corrosion, structural deterioration, instability, and broken or missing components.

Conditions resulting in visible deterioration or inconsistency with the established community standard may be deemed non-compliant with these Guidelines.

4. Prohibited Conditions

The following conditions may be deemed non-compliant:

- Installation of non-uniform or non-standard mailbox designs.
- Alterations that materially deviate from the established community standard.
- Relocation of a mailbox, lamp post, or supporting structure without required ARC approval.
- Failure to properly maintain mailbox, lamp post, or supporting structures.
- Temporary or makeshift repairs that are inconsistent with the established community standard.

5. Seasonal Decorations

Seasonal or holiday decorations on mailboxes are permitted, provided they are temporary in nature, appropriately sized, neat, well-maintained, and consistent with the character of the community.

Seasonal decorations shall not obstruct access to the mailbox, interfere with mail delivery, or be maintained in a damaged, faded, deteriorated, or unsafe condition.

Decorations that become excessive, deteriorated, or inconsistent with the appearance of the community may be deemed non-compliant with these Guidelines.

CC&R Sec. 5.13 — Swimming Pools

Swimming pools, spas, pool enclosures, patios, and related improvements shall be installed and maintained in a manner consistent with the Declaration and the character of the community.

1. General Requirements

Above-ground swimming pools are prohibited.

Construction of a swimming pool, spa, screened enclosure, patio expansion, or related exterior improvement requires prior approval from the Architectural Review Committee (“ARC”).

Where construction or installation requires access across an adjoining lot, such access shall be subject to the requirements of the Declaration.

2. Location and Placement

Swimming pools, pool enclosures, patios, and related improvements shall be designed and located in a manner that is compatible with the layout of the lot, the architectural design of the residence, and neighboring properties.

The ARC may consider the size, location, height, configuration, visual impact, and relationship to adjacent lots when reviewing proposed improvements.

3. Pool Cages and Enclosures

Pool cages and screened enclosures shall be compatible with the architectural character of the residence and the community.

Framing colors shall be limited to white, bronze, or black. White remains the community standard. Bronze and black framing may be approved where the ARC determines that the proposed enclosure is compatible with the architectural character of the residence and does not create an inharmonious, discordant, or incongruous appearance within the community.

Screen material shall be charcoal or black in color and shall be maintained in good condition.

The ARC may consider the size, height, design, roof configuration, materials, color, and visual impact of proposed enclosures when determining compliance with these Guidelines.

Pool cages and enclosures shall be maintained in good condition and kept free from corrosion, structural deterioration, torn screening, or other visible signs of disrepair.

4. Decking and Patio Materials

Pool decks, patios, and related hardscape improvements shall be constructed of durable materials suitable for residential outdoor use.

Proposed materials, colors, finishes, and patterns shall be submitted to the ARC for review and approval to ensure compatibility with the residence and the character of the community.

5. Landscaping and Restoration

Construction associated with swimming pools, spas, enclosures, patios, and related improvements shall include restoration of any affected lawn areas, landscaping, irrigation systems, planting beds, or other improvements in accordance with Section 5.9 of these Guidelines.

All disturbed areas shall be restored in a timely and workmanlike manner.

6. Pool Equipment

Swimming pool and spa equipment, including pumps, filters, heaters, control equipment, and related mechanical components, shall comply with the requirements of the Declaration.

Pool and spa equipment shall be installed underground, located in areas not readily visible from adjacent streets, or screened by landscaping maintained by the parcel owner, as provided in the Declaration.

Equipment shall be maintained in good condition and operated in a manner that minimizes visual impact and unreasonable disturbance to neighboring properties.

Pool or spa equipment that is readily visible from adjacent streets without required screening, or that is not properly maintained, may be deemed non-compliant with these Guidelines.

7. Lighting

Pool and patio lighting shall be designed, installed, and maintained so as not to create unreasonable glare or nuisance conditions affecting neighboring properties.

Lighting that results in unreasonable annoyance or nuisance to residents of the community may be deemed non-compliant with these Guidelines.

CC&R Sec. 5.14 — Lakes and Water Retention Areas

Lakes, ponds, water retention areas, drainage facilities, and related stormwater-management systems within the community are governed by the Declaration and applicable governmental regulations. These areas exist to support water-management, drainage, environmental, and stormwater-control functions and shall be protected from activities that interfere with their intended purpose.

No lot, tract, or parcel shall be increased in size by filling any lake, pond, water retention area, drainage area, or similar water-management feature that it abuts. No person shall fill, dike, rip-rap, block, divert, alter, or otherwise modify any established water retention or drainage area without the approvals required by the Declaration and applicable governmental authorities.

1. Common Area Buffer

Lakes, ponds, and water retention areas are generally separated from residential lots by Association-maintained common areas, as reflected on the community's plats, surveys, and construction documents.

Parcel owners shall not landscape, improve, modify, encroach upon, or otherwise alter Association-maintained common areas adjacent to lakes, ponds, or water retention areas without authorization from the Association.

2. Use Restrictions

Lakes, ponds, water retention areas, drainage facilities, and related stormwater-management features are not intended for recreational use and shall be used only for their intended water-management purposes.

Boating, swimming, and wading are prohibited. Parcel owners shall not draw or remove water from any lake, pond, or water-management area for irrigation or other purposes except as authorized by the Association.

Fishing and other activities that interfere with the Association's lake-management, aquatic-vegetation-management, environmental-management, or water-quality programs are prohibited.

Water from these areas may be utilized by the Association for irrigation and community maintenance purposes as permitted by the Declaration.

3. Protection of Drainage and Water Management Functions

No activity shall be conducted that interferes with, impairs, obstructs, or adversely affects the drainage, retention, stormwater-management, environmental-management, or water-control functions of any lake, pond, drainage facility, or water retention area.

Activities that alter drainage patterns, disrupt water flow, increase erosion, impair retention capacity, increase flooding risk, or otherwise interfere with the intended operation of these systems may be deemed non-compliant.

4. Wildlife Feeding

The intentional feeding of wildlife within common areas, lakes, ponds, water retention areas, or drainage facilities is prohibited where such activity creates a nuisance, attracts pests or nuisance wildlife, results in unsanitary conditions, or interferes with the management of these areas.

A single bird feeder maintained on a residential parcel for customary residential enjoyment is permitted, provided it is properly maintained and does not create a nuisance condition. Multiple feeders, feeding stations, or feeding practices that result in excessive accumulation, spillage, concentrations of wildlife, or other nuisance conditions may be deemed non-compliant.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Unauthorized filling, grading, rip-rapping, diversion, or alteration of lakes, ponds, drainage facilities, or water retention areas.
- Encroachment into Association-maintained common areas adjacent to lakes, ponds, or water retention areas.
- Fishing, boating, swimming, wading, or unauthorized withdrawal of water.
- Activities that interfere with drainage, stormwater-management, aquatic-vegetation-management, environmental-management, or water-quality programs.
- Feeding of wildlife in a manner that creates nuisance, sanitary, environmental, or maintenance concerns.
- Any condition that impairs the intended function of a lake, pond, water retention area, drainage facility, or related water-management system.

CC&R Sec. 5.15 — Water Supply; Wells; Water Rights

Reserved.

The provisions of the Declaration are deemed sufficient, and no additional guidelines are necessary.

CC&R Sec. 5.16 — Surface Water Management Systems

Surface water management systems, including lakes, ponds, water retention areas, drainage facilities, swales, canals, ditches, and related stormwater-management infrastructure, are governed by the Declaration and applicable governmental regulations.

As provided in the Declaration, the Community Association is responsible for the maintenance, operation, repair, and restoration of surface water management systems within the community, except where such responsibilities are assigned to governmental entities. The Community Association may enter any lot, tract, parcel, or common area as necessary to maintain, repair, improve, or restore proper stormwater-management and drainage functions.

1. Access and Maintenance

Parcel owners shall not interfere with, obstruct, restrict, or unreasonably deny access to any surface water management system or related area where access is required for maintenance, repair, landscaping, inspection, or operational purposes.

The Association, its contractors, governmental agencies having jurisdiction, and other authorized persons shall be permitted reasonable access to such areas as provided in the Declaration.

2. Structures and Alterations

No structure, improvement, dock, obstruction, fill, grading activity, landscaping installation, drainage modification, or other alteration shall be constructed, installed, or maintained within or affecting a surface water management area without the approvals required by the Declaration and applicable governmental agencies.

No person shall fill, dike, rip-rap, block, divert, alter, impede, revise, or otherwise interfere with the flow, volume, retention, or drainage functions of any lake, pond, swale, drainage facility, canal, ditch, or stormwater-management area except as expressly authorized.

3. Protection of System Function

No activity shall be conducted that interferes with, impairs, obstructs, or adversely affects the intended operation of any stormwater-management or surface water management system.

Activities that alter drainage patterns, disrupt water flow, increase erosion, impair retention capacity, increase flooding risk, or otherwise interfere with the proper functioning of these systems may be deemed non-compliant with these Guidelines.

4. Permits and Approvals

Nothing in these Guidelines shall be construed to authorize the construction of any water-management facility or the alteration of any stormwater-management system. Any such activity

shall require all approvals and permits required by the Declaration and applicable governmental authorities.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Unauthorized construction of structures, docks, improvements, or obstructions within or affecting water-management areas.
- Unauthorized filling, grading, rip-rapping, diversion, or alteration of drainage facilities or stormwater-management systems.
- Interference with drainage flow, retention capacity, or stormwater-management functions.
- Obstruction of access required for maintenance, repair, landscaping, inspection, or operational activities.
- Activities that create erosion, flooding, drainage problems, or adverse impacts to neighboring lots or common areas.
- Failure to obtain required approvals or permits for alterations affecting stormwater-management systems.

CC&R Sec. 5.17 — Sidewalks and Walkways

Sidewalks, walkways, and similar pedestrian access improvements within individual parcels shall be installed, maintained, and modified in a manner consistent with the Declaration and the character of the community.

1. Modifications and Extensions

Existing walkways may be extended, widened, replaced, or otherwise modified with prior approval of the ARC.

Such improvements shall utilize concrete, pavers, or other approved masonry materials, shall be installed in a neat and workmanlike manner, and shall maintain a uniform and aesthetically compatible appearance with the residence and surrounding community.

2. Stepping Stones and Access Paths

Stepping stones and similar walkway features may be permitted with ARC approval, provided they are installed flush with the surrounding grade in lawn areas to permit normal mowing and maintenance activities, do not interfere with existing improvements, irrigation systems, or utilities, and do not create the appearance or function of a driveway extension or parking area.

Stepping stones may also be installed within planting beds where compatible with the overall landscape design.

3. Side and Rear Access Walkways

Walkways providing access to the side or rear of a residence may be permitted with ARC approval, provided they are constructed of concrete, pavers, or other approved masonry materials, are compatible with the architectural character of the residence, and do not interfere with drainage, irrigation systems, maintenance operations, or neighboring properties.

4. Maintenance Access

Plantings, borders, lighting, decorative features, and similar improvements installed adjacent to walkways shall not interfere with routine lawn maintenance operations, irrigation systems, pedestrian access, or the movement of maintenance equipment.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Installation or modification of walkways, stepping stones, or similar improvements without required ARC approval.
- Use of materials or designs inconsistent with the character of the community.
- Installations that interfere with drainage, irrigation systems, utilities, or maintenance operations.
- Walkways, pathways, or stepping-stone installations that function as unauthorized driveway extensions or parking areas.
- Walkways or related improvements that create safety hazards or obstruct access.

CC&R Sec. 5.18 — Litter

The storage and disposal of trash, garbage, refuse, and recycling materials are governed by Section 5.6 of these Guidelines and the Declaration. No lot, parcel, or area within the community shall be used or maintained as a dumping ground for litter, debris, refuse, or other discarded materials.

1. General Standard

Parcel owners shall maintain their property free of loose, scattered, abandoned, or accumulated materials that detract from the appearance of the community or create an unsanitary condition. Trash, garbage, refuse, and similar materials shall be stored only in approved containers and disposed of in accordance with the Declaration and these Guidelines.

2. Construction and Project Debris

Materials, debris, equipment, packaging, and construction-related items associated with approved improvements, maintenance activities, or other projects shall be maintained in a neat and orderly manner and removed promptly upon completion of the work.

Construction or project debris shall not be allowed to accumulate in a manner that creates an unsightly condition, safety hazard, nuisance, or interference with neighboring properties or community operations.

3. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Loose, scattered, abandoned, or accumulated trash, debris, or discarded materials on a parcel.
- Storage of trash, garbage, or refuse outside approved containers except during reasonable periods associated with collection or removal.
- Failure to remove construction, maintenance, landscaping, or project-related debris within a reasonable period following completion of work.
- Conditions resulting in unsanitary, unsafe, or visually objectionable accumulations of litter, debris, or refuse.

CC&R Sec. 5.19 — Walls, Fences, Hedges, and Dividers

Walls, fences, hedges, and other dividers are generally inconsistent with the open design character of the community and are governed by the Declaration.

1. General Standard

Except as expressly permitted by the Declaration or approved by the ARC, no wall, fence, hedge, or other divider shall be installed or maintained on any lot. Walls, fences, hedges, and other dividers shall be reviewed for consistency with the Declaration, the character of the community, and any impacts on neighboring properties, streets, roadways, lakes, preserve areas, and water views.

2. Fences and Walls

Fences, walls, and similar structures are generally prohibited. The ARC may consider location, visibility, appearance, design, materials, and compatibility with the surrounding community when evaluating any request for a fence, wall, hedge, or other divider.

No fence, wall, hedge, or divider shall be approved where such approval would be inconsistent with the requirements of the Declaration regarding interference with water views.

3. Existing Developer-Installed Fencing and Seawalls

Certain parcels contain fencing originally installed by the developer, including fencing located adjacent to seawalls. Such fencing may remain and shall be maintained by the parcel owner in good condition.

Consistent with longstanding community maintenance practices, parcel owners are responsible for maintaining seawalls and owner-maintained areas associated with their lots adjacent to seawalls, including areas located waterward of developer-installed fencing where applicable.

Repair or replacement of existing developer-installed fencing shall preserve the established appearance, design, and character of the original installation to the extent reasonably practicable. Replacement materials, colors, and finishes shall be compatible with the existing community standard.

Alterations that materially change the appearance, design, height, configuration, materials, or character of existing developer-installed fencing require prior ARC approval.

4. Hedges and Vegetative Dividers

Hedges or vegetative dividers may be permitted only in limited circumstances and only with ARC approval. Requests for hedges between adjoining parcels may be considered where compatible with community standards and consistent with the Declaration.

Approved hedges shall be maintained in a controlled and orderly manner and shall not create excessive visual barriers, interfere with maintenance operations, or otherwise detract from the character of the community.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Installation of fences, walls, hedges, or other dividers without required approval.
- Alteration of approved or existing developer-installed fencing without required approval.
- Fences, walls, hedges, or dividers that are inconsistent with the requirements of the Declaration.
- Vegetative barriers that function as unapproved fences or dividers between parcels.
- Failure to maintain approved fencing, seawalls, hedges, or dividers in good condition.
- Repairs, replacements, or modifications that are inconsistent with the established community standard.

CC&R Sec. 5.20 — Driveways and Parking Areas

Driveways and parking areas shall be constructed, maintained, and used in a manner consistent with the Declaration and the character of the community.

1. Materials and Construction

Driveways shall be constructed of concrete, paver systems, or other hard-surface materials approved by the ARC. Any modification, replacement, extension, widening, or alteration of a driveway requires prior ARC approval and shall be compatible with the design, materials, and appearance of the residence and surrounding community.

2. Maintenance and Appearance

Driveways shall be maintained in a clean, safe, and well maintained condition. Driveway surfaces shall be kept free from oil stains, rust stains, dirt accumulation, mildew, algae, discoloration, and other unsightly conditions that detract from the appearance of the property or community.

Cracked, deteriorated, uneven, damaged, or significantly stained driveway surfaces may be deemed non-compliant with these Guidelines.

3. Use of Driveways and Parking Areas

Driveways and parking areas shall be used in a manner that does not detract from the character of the community or create a nuisance, safety concern, or unreasonable interference with neighboring properties or community operations.

The long-term storage of materials, containers, household goods, equipment, machinery, or similar items within driveways or parking areas may be deemed non-compliant.

The use of chains, ropes, cables, or similar barriers across driveways for long-term or permanent purposes is prohibited. Temporary barriers associated with construction, maintenance, repairs, deliveries, or other short-term activities may be used, provided they are removed promptly upon completion of the activity.

4. Driveway Extensions

Driveway extensions or additions may be permitted with ARC approval, provided they are compatible with the residence and surrounding community, utilize materials consistent with the approved driveway surface, and do not interfere with landscaping, irrigation systems, drainage patterns, utilities, or maintenance operations.

Driveway extensions shall remain subordinate to the original driveway design and shall not create the appearance or function of an expanded parking area inconsistent with the character of the community. Except where unusual lot conditions or site constraints justify a different design, driveway extensions should not exceed the width of the garage frontage or the primary driveway area serving the residence.

The ARC may consider lot configuration, drainage, landscaping impacts, neighboring properties, and the overall appearance of the proposed improvement when reviewing driveway extension requests.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Installation or modification of a driveway without required ARC approval.

- Use of driveway materials inconsistent with approved community standards.
- Excessive oil stains, rust stains, or other unsightly driveway conditions.
- Driveways in a state of visible deterioration, disrepair, or neglect.
- Long-term storage of materials, equipment, containers, or household items in driveways or parking areas.
- Installation of chains, ropes, cables, or similar barriers in violation of this Section.
- Driveway extensions that create the appearance or function of an expanded parking area inconsistent with the character of the community.

CC&R Sec. 5.21 — Color

Exterior colors and finishes of all structures and improvements shall be consistent with the character of the community and are subject to review and approval by the ARC in accordance with the Declaration.

As provided in the Declaration, no exterior color or finish shall be permitted that, in the judgment of the ARC, is inharmonious, discordant, or incongruous with the community.

1. ARC Approval

Prior ARC approval is required before changing the exterior color or finish of any structure or improvement, including exterior walls, trim, doors, garage doors, driveways, pool enclosures, screen enclosures, and other exterior elements visible from neighboring properties or streets.

Routine repainting using the same approved color does not require ARC approval.

2. Approved Community Color Palette

To maintain a consistent and harmonious appearance throughout the community, exterior colors shall be selected from the approved community color palette adopted by the ARC and incorporated into these Guidelines.

Homes may be painted using colors identified within the following approved Sherwin-Williams palette or an exact match approved by the ARC:

SW 6057 Malted Milk	SW 6056 Polite White	SW 6058 Likeable Sand
SW 6113 Interactive Green	SW 6112 Biscuit	SW 6114 Bagel
SW 6148 Wool Skein	SW 6147 Panda White	SW 6149 Relaxed Khaki
SW 6204 Sea Salt	SW 6203 Spare White	SW 6205 Comfort Gray
SW 6218 Tradewind	SW 6217 Topsail	SW 6219 Rain
SW 6358 Creamery	SW 6357 Choice Cream	SW 6359 Sociable
SW 6372 Inviting Ivory	SW 6371 Vanillin	SW 6373 Harvester
SW 6687 Lantern Light	SW 6686 Lemon Chiffon	SW 6688 Salania

SW 7698 Straw Harvest
SW 6071 Popular Gray
SW 6163 Grassland
SW 7724 Canoe

SW 7697 Safari
SW 7029 Agreeable Gray
SW 6220 Interesting Aqua

SW 6141 Softer Tan
SW 6379 Jersey Cream
SW 7699 Rustic City
SW 7739 Herbal Wash

The ARC will not approve adjacent side-by-side homes painted the same color where such repetition would adversely impact the visual character of the community.

All trim shall be Sherwin-Williams Alabaster (SW 7008), or an exact match.

Only flat or satin finishes are permitted.

3. Garage Doors

Garage doors shall be painted either the same approved color as the body of the residence or Sherwin-Williams Alabaster (SW 7008), or an exact match.

Garage doors shall be maintained in a uniform and consistent appearance and may be deemed non-compliant if painted or refinished in a manner inconsistent with these Guidelines.

4. Front Entry Doors

Front entry doors, excluding garage doors, may be painted a contrasting accent color with ARC approval.

Accent colors shall be complementary to the approved house color and consistent with the architectural style of the residence and the character of the community.

Colors that are excessively bright, highly reflective, or otherwise visually incompatible with the character of the community may be deemed non-compliant.

5. Driveway Finishes and Coatings

Driveways may be painted or coated only with prior ARC approval and may be painted using the following approved Sherwin-Williams colors or an exact match:

SW 6001 Grayish	SW 6099 Sand Dollar	SW 6205 Comfort Gray
SW 6254 Lazy Gray	SW 7023 Requisite Gray	SW 9085 Touch of Sand

Decorative, patterned, stamped-color effects, or high-contrast finishes may be deemed noncompliant.

Painted or coated driveways shall be maintained in good condition and may be deemed noncompliant if peeling, chipping, or noticeably discolored.

6. Maintenance of Painted Surfaces

All painted, stained, coated, or finished exterior surfaces shall be maintained in good condition.

Visible deterioration, including peeling, fading, chipping, staining, discoloration, or other signs of neglect, may be deemed non-compliant with these Guidelines.

7. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Exterior color changes made without required ARC approval.
- Use of colors outside the approved community palette or otherwise inconsistent with this Section.
- Use of colors that are excessively bright, highly reflective, highly contrasting, or visually incompatible with surrounding homes.
- Garage doors painted or refinished in a manner inconsistent with these Guidelines.
- Decorative, patterned, or highly contrasting driveway finishes inconsistent with community standards.
- Failure to maintain painted, coated, or finished surfaces in good condition.

CC&R Sec. 5.22 — Underground Utilities

Utility lines, piping, conduits, tanks, and related infrastructure shall be installed and maintained in a manner consistent with the Declaration and the character of the community.

1. Underground Installation Requirement

Except as otherwise approved by the ARC or permitted by the Declaration, utility lines for communication, transmission, or similar purposes that are not located within a structure shall be installed and maintained underground.

Exposed or above-ground utility lines, wiring, conduits, or similar installations may be deemed non-compliant unless specifically approved or otherwise permitted by the Declaration.

2. Above-Ground Utility Installations

Water pipes, gas pipes, sewer lines, drainage pipes, storage tanks, and similar utility components shall not be installed or maintained above the surface of the ground, except as otherwise permitted by the Declaration.

Temporary hoses used for irrigation, maintenance, cleaning, or similar purposes are permitted. Permanently installed above-ground irrigation piping, distribution lines, manifolds, valves, or similar irrigation components are not permitted.

Temporary hoses and movable irrigation equipment shall be maintained in a neat and orderly manner when in use and properly stored when not in active use.

3. Excavation and Utility Protection

Any project involving excavation, trenching, digging, grading, landscaping, or similar ground-disturbing activity shall be planned and performed in a manner that protects existing underground utilities and infrastructure.

Applications for ARC approval shall include sufficient information to demonstrate that the proposed work will not interfere with existing utility systems where such interference may reasonably occur. Projects that adversely affect utility infrastructure may be denied or conditioned upon appropriate protective measures.

4. Damage and Restoration

No owner or contractor shall install, modify, alter, or perform work that damages, interferes with, or impairs existing underground utility systems.

Any damage to utility lines, conduits, irrigation systems, drainage systems, or related infrastructure resulting from work performed by or on behalf of a parcel owner shall be promptly repaired and restored at the parcel owner's expense.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Installation of above-ground utility lines, piping, conduits, tanks, or related infrastructure not otherwise approved or permitted.
- Exposure of wiring, conduits, piping, or utility components that are required to be underground.
- Permanently installed above-ground irrigation piping or equipment.
- Unauthorized modification of utility infrastructure.
- Damage to underground utilities that is not promptly repaired and restored.
- Installation, maintenance, or use of utility equipment in a manner inconsistent with the Declaration or these Guidelines.

CC&R Sec. 5.23 — Temporary Structures

Temporary and factory-built structures are governed by the Declaration and are generally not consistent with the architectural character of the community except as expressly permitted herein or approved by the ARC.

1. General Standard

Temporary structures, including tents, trailers, storage containers, and similar structures, shall not be placed or maintained on any lot except as permitted by this Section or approved by the ARC.

Factory-built, modular, mobile, or similar structures are not permitted unless expressly approved as provided in the Declaration.

2. Temporary Storage Containers

Temporary storage containers, including PODS or similar units, may be placed on a lot without ARC approval provided they are located entirely within the driveway area, do not extend beyond the paved driveway surface, are maintained in a neat and orderly condition, and are removed within fourteen (14) days of placement.

Storage containers remaining on a lot for more than fourteen (14) days require prior ARC approval.

3. Temporary Structures Associated with Projects

Tents, trailers, temporary enclosures, portable storage facilities, and similar structures associated with construction, maintenance, moving activities, or approved improvement projects may be permitted with ARC approval for a limited duration.

The ARC may consider the size, appearance, location, duration, visibility, and impact of the proposed structure when evaluating such requests.

4. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Placement of temporary structures without required approval.
- Use of temporary structures for residential occupancy.
- Long-term storage of trailers, temporary structures, or storage containers without approval.
- Failure to remove temporary structures within an approved or permitted timeframe.
- Temporary structures that create an unsightly condition or are inconsistent with the character of the community.

CC&R Sec. 5.24 — Antennas and Flagpoles

Antennas, satellite dishes, flagpoles, flags, and related equipment are governed by the Declaration and applicable federal, state, and local laws. In the event of a conflict between these Guidelines and applicable law, applicable law shall control.

1. General Standard

No antenna, satellite dish, or similar communication device shall be installed except in compliance with the Declaration and applicable law. Approval by the ARC shall be obtained where required by the Declaration and permitted by law.

2. Permitted Antennas and Satellite Dishes

Antennas and satellite dishes protected by federal law, including devices covered by 47 C.F.R. § 1.4000, may be installed without prior ARC approval where such approval would unreasonably delay, prevent, or impair reception.

To the extent permitted by law, such installations shall be located in rear-yard or side-yard areas, integrated with the residence and surrounding landscape where feasible, properly secured, and maintained in a safe and serviceable condition.

3. Location and Appearance

To the extent permitted by law, antenna and satellite installations shall be placed in locations that minimize visibility from streets and neighboring properties while still permitting acceptable signal reception.

Installations shall comply with all applicable safety, building, zoning, and construction requirements.

4. Transmission Equipment

Transmission equipment not protected by federal law, including certain amateur radio, CB base station, or similar broadcasting equipment, shall comply with the Declaration and applicable law.

Installations that create unlawful interference with neighboring properties or electronic equipment may be deemed non-compliant.

5. Flagpoles

One freestanding flagpole not exceeding fifteen (15) feet in height may be permitted with prior ARC approval as provided in the Declaration and applicable law.

In reviewing a proposed flagpole, the ARC may consider the location, height, diameter, materials, anchoring, maintenance requirements, potential interference with landscape maintenance operations, and overall compatibility with the character of the community.

Approved flagpoles shall be installed and maintained in a safe, secure, and well-maintained condition and shall not be used to support antennas, communication equipment, lighting, banners, signs, or other non-approved attachments.

Detachable flagpoles or flagstaffs attached to a residence and not exceeding six (6) feet in length do not require ARC approval. Flags displayed on such flagstaffs shall not exceed three (3) feet by five (5) feet.

6. Flags and Decorative Banners

Flags displayed within the community shall comply with the Declaration and applicable federal and Florida law.

Seasonal or holiday flags and banners may be displayed, provided they are temporary in nature, maintained in good condition, and do not create a safety hazard or interfere with maintenance operations. Seasonal or holiday flags and banners shall not exceed approximately two and one-half (2½) feet by four (4) feet and may be displayed for up to thirty (30) consecutive days during the applicable season or holiday period.

Decorative banners not exceeding fifteen (15) inches by twenty-four (24) inches may be displayed on appropriate standards within planting beds.

Except as otherwise permitted by applicable law, flags or banners displaying the name, logo, emblem, mascot, or insignia of sports teams, colleges, universities, schools, commercial enterprises, or similar organizations are not permitted.

Flags, banners, and decorative displays that are torn, faded, deteriorated, improperly maintained, or otherwise create an unsightly condition may be deemed non-compliant.

7. Compliance with Law

All antennas, satellite dishes, flagpoles, flags, banners, and related equipment shall be installed, displayed, and maintained in compliance with applicable federal, state, and local laws and regulations.

8. Non-Compliant Conditions

The following conditions may be deemed non-compliant to the extent permitted by law:

- Installation of antennas, dishes, or related equipment in violation of applicable safety, building, or placement requirements.
- Installation of transmission equipment that violates the Declaration or applicable law.
- Installation of a flagpole without required approval where approval is permitted by law.
- Use of an approved flagpole to support antennas or communication equipment.
- Flags, banners, or displays that exceed the size limitations established by this Section, except where otherwise protected by law.
- Failure to maintain antennas, dishes, flagpoles, flags, banners, or related equipment in a safe and serviceable condition.

CC&R Sec. 5.25 — Vehicles and Parking

Vehicles and parking within the community shall be governed by the Declaration, applicable law, and these Guidelines. In the event of a conflict between the Declaration and applicable law, applicable law shall control.

1. General Parking Standard

Motor vehicles shall be parked only within enclosed garages, on paved driveways serving a residence, or in other locations where parking is permitted by applicable law.

Parking on lawns, landscaped areas, sidewalks, planting beds, common areas not intended for parking, or other unapproved surfaces may be deemed non-compliant.

2. Street and Common Area Parking

Overnight parking on streets, roadways, rights-of-way, or parking areas serving community amenities is prohibited except where otherwise required by applicable law.

For purposes of these Guidelines, "overnight parking" shall mean the parking or storage of a vehicle between the hours of 11:00 p.m. and 6:00 a.m.

Common area parking facilities are intended only for their designated use and shall not be used for long-term vehicle storage.

3. Vehicles Subject to Restriction

Boats, boat trailers, trailers, semitrailers, campers, travel trailers, motor homes, recreational vehicles, mobile homes, and similar vehicles may not be kept within the community except as permitted by the Declaration or applicable law.

The Association may regulate oversized commercial motor vehicles, common-area parking, guest parking, fire lanes, safety zones, and temporary loading and unloading activities to the extent permitted by law.

4. Golf Carts

Golf carts are permitted within the community and do not require Architectural Review Committee ("ARC") approval.

Because golf carts are generally not licensed motor vehicles, golf carts shall be stored within an enclosed garage when not in active use.

Golf carts shall be maintained in operable condition and shall not be parked, stored, or operated in a manner that creates a nuisance, safety hazard, or unreasonable visual impact.

Abandoned, inoperable, partially dismantled, significantly deteriorated, or improperly stored golf carts may be deemed non-compliant.

5. Inoperable and Unlicensed Vehicles

Vehicles that are not currently licensed or are unable to operate on their own power may not remain within the community for more than twenty-four (24) hours except as otherwise permitted by applicable law.

Such vehicles may be subject to removal in accordance with the Declaration and applicable law.

6. Vehicle Maintenance

Vehicle maintenance shall not be performed within the community except within an enclosed garage.

Routine washing, waxing, interior cleaning, and checking fluid levels are permitted. Emergency repairs necessary to return a vehicle to service, including changing a flat tire, are also permitted.

7. Noise and Operation

Vehicles shall be operated in accordance with all posted traffic control signs and speed limits within the community.

Vehicles shall be operated in a manner that does not create excessive or unnecessary noise. Vehicle operation that creates a nuisance or unreasonable disturbance within the community may be deemed non-compliant.

8. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Parking on lawns, landscaped areas, sidewalks, planting beds, or other unapproved surfaces.
- Overnight parking on streets, roadways, rights-of-way, or community parking areas between 11:00 p.m. and 6:00 a.m.
- Storage of boats, trailers, recreational vehicles, or similar vehicles in violation of the Declaration or applicable law.
- Presence of inoperable or unlicensed vehicles beyond permitted timeframes.
- Vehicle maintenance activities conducted outside an enclosed garage, except as expressly permitted herein.
- Operation of vehicles in a manner that creates excessive noise, nuisance conditions, or safety concerns.
- Storage of golf carts outside an enclosed garage when not in active use.
- Storage or maintenance of abandoned, deteriorated, or inoperable golf carts.

CC&R Sec. 5.26 — Outdoor Equipment

Outdoor equipment and similar items shall be installed and maintained in a manner consistent with the Declaration and the character of the community.

1. Prohibited Equipment

Above-ground swimming pools are prohibited.

2. Screening and Visibility

Outdoor equipment, including trash and recycling containers, oil tanks, bottled gas or propane tanks, pool and spa equipment, equipment housings, irrigation pumps, and similar exterior equipment, shall be installed underground where applicable or otherwise located so as not to be readily visible from adjacent streets.

Where such equipment cannot reasonably be located out of view, adequate landscaping or other approved screening shall be provided and maintained by the parcel owner in accordance with the Declaration.

3. Maintenance of Equipment and Screening

Outdoor equipment, screening materials, and associated landscaping shall be maintained in a neat, safe, and orderly condition.

Required screening shall be maintained so as to effectively screen the equipment from view. Overgrown, damaged, deteriorated, dead, or ineffective screening may be deemed non-compliant.

4. Security Cameras and Monitoring Devices

Security cameras and similar monitoring devices are permitted, provided they are installed and maintained in a manner consistent with the character of the community.

Cameras shall be residential in scale and appearance, shall be mounted in a professional manner, and shall be positioned to minimize unnecessary visual impact.

Associated wiring, conduits, control equipment, and related components shall be installed and maintained in a neat manner consistent with Section 5.22 of these Guidelines.

Installations that are excessive in number, improperly installed, create a safety hazard, or are otherwise inconsistent with the character of the community may be deemed non-compliant.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Installation or maintenance of an above-ground swimming pool.
- Outdoor equipment visible from adjacent streets without adequate screening.
- Failure to maintain required screening, landscaping, or equipment in good condition.
- Equipment, screening, or storage conditions that create a visual nuisance or detract from the character of the community.
- Security cameras or related equipment that are improperly installed, create safety concerns, or are otherwise inconsistent with the character of the community.

CC&R Sec. 5.27 — Clothes Drying Area Reserved.

The provisions of the Declaration are deemed sufficient, and no additional guidelines are necessary.

CC&R Sec. 5.28 — Lighting

Exterior lighting shall be installed, operated, and maintained in a manner consistent with the Declaration and the character of the community.

As provided in the Declaration, lighting shall not be installed or used in a manner that causes light to be directed onto neighboring properties or common areas without required approval, or that unreasonably disturbs other residents of the community.

1. General Standard

Exterior lighting shall be designed, located, and installed so as not to create a nuisance or unreasonably disturb neighboring properties.

Lighting that creates glare, excessive brightness, light trespass, or spillover onto adjacent properties or common areas may be deemed non-compliant.

Continuous, decorative, recessed, accent, or soffit lighting installed along rooflines, soffits, fascia, architectural features, or other exterior elements shall be designed and operated in a manner consistent with the character of the community. Installations that create excessive brightness, glare, distraction, or a substantially altered nighttime appearance of the residence may be deemed non-compliant.

The Architectural Review Committee (“ARC”) may require modification, shielding, repositioning, dimming, or limited operating schedules for lighting installations that adversely impact neighboring properties or the community.

2. Lighting Not Requiring ARC Approval

The following lighting improvements do not require ARC approval, provided they comply with this Section:

- Replacement exterior garage lights that are aesthetically compatible with the residence and appropriately scaled to the home.
- Low-voltage landscape lighting installed within existing planting beds or mulch beds, provided such lighting does not exceed twenty-four (24) inches in height, is spaced at least five (5) feet apart, and does not interfere with mowing, trimming, irrigation systems, or routine maintenance activities.

3. Spotlights and Floodlights

Spotlights, floodlights, and similar high-intensity lighting shall not be installed on the front of any residence.

Such lighting may be installed at the rear of a residence only with ARC approval, provided the lighting does not shine onto neighboring properties, create excessive glare, or unreasonably disturb nearby residents.

Floodlights, spotlights, and similar fixtures shall not be mounted in locations that create excessive visual impact, glare, or light spill onto neighboring properties or common areas.

4. Seasonal and Decorative Lighting

Seasonal and decorative lighting is permitted, provided it is maintained in good condition and does not create a nuisance or unreasonably disturb neighboring properties.

Seasonal or holiday lighting may be installed in advance of the applicable holiday season and shall be removed no later than fifteen (15) days following the conclusion of the holiday season.

Seasonal lighting, decorative elements, extension cords, wiring, and related equipment shall be installed and maintained at the sole risk of the parcel owner. The Association and its contractors shall not be responsible for damage resulting from routine maintenance operations, weather conditions, or normal landscaping activities.

All cords, wiring, and related equipment shall be installed and maintained in a safe and secure manner and shall not interfere with landscaping, irrigation systems, maintenance operations, or pedestrian access.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Lighting that shines onto or unreasonably interferes with neighboring properties or common areas.
- Installation of unapproved high-intensity lighting.
- Continuous, decorative, recessed, accent, or soffit lighting that creates excessive brightness, glare, light trespass, or unreasonable disturbance.

- Lighting installed in a manner that interferes with landscaping, irrigation systems, maintenance operations, or pedestrian access.
- Excessive, improperly maintained, or deteriorated lighting installations that detract from the character of the community.
- Unsafe or improperly installed extension cords, wiring, or related lighting equipment.

CC&R Sec. 5.29 — Air Conditioners

Air conditioning, heating, ventilation, and related mechanical equipment shall be installed and maintained in accordance with the Declaration and in a manner consistent with the character of the community.

Wall-mounted and window-mounted air conditioning or heating units are prohibited.

1. General Standard

Air conditioning equipment, condensers, heat pumps, mini-split condensers, and related exterior mechanical equipment shall be located and maintained so as to minimize visibility from adjacent streets and neighboring properties.

Equipment shall be installed in a manner that minimizes visual impact and is compatible with the residence and surrounding community.

2. Screening Requirements

Exterior mechanical equipment shall be screened by landscaping or other approved methods sufficient to reduce visibility from adjacent streets and neighboring properties.

Where existing screening is removed, damaged, or disturbed during installation, repair, replacement, or maintenance activities, the parcel owner shall restore appropriate screening promptly upon completion of the work.

Required screening shall be maintained in a neat, healthy, and effective condition. Dead, damaged, removed, or ineffective screening may be deemed non-compliant.

3. Replacement and New Systems

Replacement of existing air conditioning or heating equipment in substantially the same location does not require ARC approval, provided the installation does not materially increase the visibility, size, or visual impact of the equipment.

New installations, relocations, additions, or modifications to exterior mechanical equipment, including mini-split systems, require ARC approval.

Exterior components of new or relocated systems shall be located to minimize visibility, shall not create an unreasonable visual impact, and shall be adequately screened by landscaping or other approved methods.

The ARC may consider the number, size, location, visibility, screening, and overall appearance of proposed equipment when reviewing applications.

4. Mini-Split Systems

Mini-split systems may be permitted with ARC approval.

Exterior condensers shall be installed at ground level and shall not exceed forty-eight (48) inches in height above finished grade.

Exterior condensers shall be located to minimize visibility from streets and neighboring properties and shall be screened by landscaping or other approved methods consistent with these Guidelines.

Exterior line sets, conduits, conduit covers, and related components shall be installed in a neat and professional manner and, where visible, shall be painted or finished to blend with the surface to which they are attached.

Installations that create excessive visual impact, expose extensive piping or conduit, or are otherwise inconsistent with the character of the community may be deemed non-compliant.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Installation of wall-mounted or window-mounted air conditioning or heating units.
- Removal of required screening without restoration of appropriate screening.
- Failure to maintain required screening in an effective condition.
- Installation, relocation, or addition of exterior mechanical equipment without required ARC approval.
- Exterior equipment, conduit, piping, or related components that are excessively visible or visually intrusive.
- Mini-split condensers installed above ground level or exceeding forty-eight (48) inches in height.
- Mini-split installations that are inconsistent with the character of the community.
- Abandoned, disconnected, or unused exterior mechanical equipment.

CC&R Sec. 5.30 — Solar Collectors and Roof Vents

Solar collectors, solar-energy devices, roof vents, attic ventilation equipment, and similar rooftop installations shall be governed by the Declaration and applicable law.

1. General Standard

Solar collectors, roof vents, attic ventilation equipment, and similar rooftop installations shall be installed in a manner that minimizes visual impact and is consistent with the character of the community while preserving the intended function of the equipment.

All installations shall comply with applicable building, electrical, permitting, safety, and manufacturer requirements.

2. ARC Review

To the extent permitted by law, the location and appearance of solar collectors, roof vents, and similar rooftop installations require approval of the ARC.

Applications shall demonstrate that the proposed installation is positioned to minimize visibility from streets and neighboring properties where reasonably feasible, is integrated with the structure and surrounding roof design, and is located on rear-facing or side-facing roof planes where reasonably feasible and consistent with the effective operation of the system.

Conduit, wiring, mounting hardware, and related equipment shall be installed in a neat and professional manner. Visible conduit, wiring, mounting hardware, and related components shall be painted or otherwise finished to blend with adjacent surfaces where reasonably practicable.

3. Limitations

Any restriction applicable to solar collectors, solar-energy devices, or similar equipment shall be interpreted and applied in a manner consistent with applicable law and shall not unreasonably prevent, restrict, or impair the effective operation of such equipment.

4. Maintenance

Solar collectors, roof vents, mounting hardware, conduit, wiring, flashing, and related equipment shall be maintained in good condition.

Damaged, deteriorated, abandoned, disconnected, unused, or improperly maintained equipment shall be repaired, removed, or replaced promptly.

5. Non-Compliant Conditions

The following conditions may be deemed non-compliant to the extent permitted by law:

- Installation of rooftop equipment without required approval where approval is permitted by law.
- Placement of equipment in locations that create unnecessary visual impact where reasonable alternative locations are available.
- Improper, unsafe, or unpermitted installation.

- Exposed conduit, wiring, mounting hardware, or related components that are not installed in a neat and professional manner.
- Failure to maintain rooftop equipment in a safe and visually acceptable condition.
- Abandoned, disconnected, or unused rooftop equipment.

CC&R Sec. 5.31 — Signs

Signs within the community are governed by the Declaration and applicable law. Except as otherwise required by law or expressly permitted by this Section, signs are prohibited within the community.

1. General Standard

No sign, banner, billboard, advertisement, display, or similar item shall be erected, placed, displayed, or maintained within the community except as specifically permitted by this Section or as otherwise required by applicable law.

Signs that are not in compliance with this Section may be deemed non-compliant and subject to removal and enforcement action in accordance with the governing documents.

2. Permitted Signs

a. Security Signs

One (1) home security sign not exceeding a nominal size of twelve (12) inches by twelve (12) inches may be displayed upon a parcel.

b. Real Estate Signs

One (1) sign advertising a residence for sale, lease, or rent may be displayed within the front planting or mulch bed.

The sign shall conform to the standard community real estate sign design adopted by the Association and made available through the Association's website or other designated source. Use of the approved community real estate sign does not require Architectural Review Committee ("ARC") approval.

Additional riders, attachments, panels, banners, flags, streamers, or similar additions are prohibited. Signs containing "Sold," "Pending," "Under Contract," "Coming Soon," or similar notices are not permitted.

c. Directional Signs

Up to three (3) temporary directional signs not exceeding twelve (12) inches by eighteen (18) inches may be displayed in connection with an open house, garage sale, or similar permitted event.

Directional signs may not be erected more than two (2) hours before the event and shall be removed within one-half (½) hour following its conclusion.

3. Prohibited Signs

Except as otherwise required by law, political signs, contractor signs, commercial advertising, banners, billboards, and other signs not specifically permitted by this Section are prohibited.

Signs displayed on vehicles, within windows, or otherwise visible from the exterior of a residence may be deemed non-compliant if inconsistent with this Section and applicable law.

4. Community and Association Signs

The Association may install signs within the community as deemed appropriate for safety, traffic control, directional purposes, community information, events, operations, maintenance activities, or other Association purposes.

5. Removal of Non-Compliant Signs

Any sign installed or maintained in violation of this Section may be removed by the Community Association in accordance with the Declaration and applicable law.

Removed signs may be disposed of or retained for retrieval at the discretion of the Community Association.

6. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Installation or display of signs not expressly permitted by this Section or applicable law.
- Use of real estate signs that do not conform to the Association's approved community sign standard.
- Installation of additional riders, attachments, banners, flags, streamers, or similar additions to otherwise permitted signs.
- Failure to remove temporary directional signs within the permitted timeframe.
- Signs displayed in a manner inconsistent with the Declaration, these Guidelines, or applicable law.

CC&R Sec. 5.32 — Residential Use

Each Living Unit shall be used as a single-family residence in accordance with the Declaration.

1. General Standard

Living Units shall be used for residential purposes only. Commercial or business activity is prohibited except as expressly permitted by the Declaration.

No use shall be permitted that materially alters the residential character of a Living Unit or is inconsistent with its intended use as a single-family residence.

2. Incidental Business Use

Incidental business or professional activities may be conducted within a Living Unit only to the extent permitted by the Declaration.

Permitted activities shall be limited to those that are customarily incidental to residential use and that do not alter the residential character of the property. Activities conducted primarily by telephone, computer, video conferencing, electronic communications, or written correspondence are generally consistent with residential use and do not require ARC approval.

The use of a Living Unit as a home office for remote work, telecommuting, consulting, professional services, or similar activities is permitted, provided the use remains incidental to residential occupancy, and complies with the restrictions contained in the Declaration and these Guidelines.

Business or professional activities shall not involve manufacturing, construction, assembly, installation, storage of inventory for sale, customer service operations, or similar activities conducted from the residence.

3. Business Activity Restrictions

Business or commercial activities conducted within a Living Unit shall not involve customers, clients, suppliers, vendors, or other business visitors coming to the residence. Such activities shall not require employees, contractors, or service providers who do not reside within the Living Unit to perform work related to the business at the residence.

Business activities shall not generate traffic, parking demands, noise, deliveries, storage, equipment, materials, or other impacts inconsistent with residential use. Exterior signs, displays, advertisements, vehicles, equipment, or other visible indications that the property is being used for business purposes are prohibited except as otherwise permitted by the Declaration or applicable law.

The listing of a residence as a business mailing address, business registration address, or similar administrative purpose shall not, by itself, constitute a violation of this Section.

4. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Operation of a business involving customer, client, vendor, supplier, or contractor visits.
- Use of a residence for manufacturing, construction, assembly, installation, or storage of goods for sale.

- Business activities that generate traffic, parking, noise, deliveries, or other impacts inconsistent with residential use.
- Exterior signs, displays, advertising, or other visible evidence of business activity.
- Use of non-resident employees or contractors to conduct business operations from a Living Unit.
- Any use that materially alters the residential character of the Living Unit or creates a nuisance within the community.

CC&R Sec. 5.33 — Pets and Animals

Pets and animals within the community shall be governed by the Declaration and maintained in a manner consistent with the health, safety, and quiet enjoyment of the community.

1. General Standard

Commonly accepted household pets may be kept within a Living Unit in accordance with the Declaration, provided they are properly maintained and do not create a nuisance, safety concern, or unreasonable disturbance within the community.

Reasonable numbers of tropical fish and caged birds are permitted as provided in the Declaration.

2. Control and Supervision

Pet owners are responsible for the conduct of their animals at all times and shall take reasonable steps to prevent nuisance behavior, property damage, aggressive conduct, excessive noise, or unreasonable interference with neighboring properties.

Pets shall not be left unattended in yards, garages, porches, lanais, or other exterior areas.

Owners shall comply with all applicable leash, control, and animal regulations required by the Declaration and applicable law.

3. Cleanliness and Use of Common Areas

Owners who walk pets within the community, including common areas, shall immediately clean up after their pets and properly dispose of all waste.

Pets shall be maintained in a manner that does not create unsanitary conditions or damage common areas, landscaping, irrigation systems, or neighboring properties.

The use of third-party service providers, including mobile grooming services, is permitted provided such activities are temporary in nature and do not create a nuisance or disruption within the community.

4. Commercial Activities

Commercial activities involving pets, including boarding, breeding, grooming, training, pet daycare, or similar business activities conducted from a Living Unit, are prohibited.

5. Nuisance and Enforcement

The keeping of pets is a privilege subject to compliance with the Declaration and these Guidelines.

Pets that create excessive noise, aggressive behavior, repeated disturbances, unsanitary conditions, property damage, or other unreasonable annoyance to residents may be deemed a nuisance.

If, in the opinion of the Board, a pet becomes a source of unreasonable annoyance to others, or the owner fails to comply with the Declaration or these Guidelines, the owner may be required to take corrective action, including removal of the pet, in accordance with the Declaration.

6. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Failure to maintain proper control of a pet.
- Failure to clean up after a pet.
- Leaving pets unattended in yards, garages, porches, lanais, or other exterior areas.
- Commercial pet-related activities conducted from a Living Unit.
- Pets that create excessive noise, odor, property damage, aggressive behavior, or other nuisance conditions.
- Failure to comply with Board directives issued pursuant to the Declaration regarding nuisance animals.
- Any pet-related activity that unreasonably interferes with the use and enjoyment of property by other residents.

CC&R Sec. 5.34 — Docks

Docks, boat lifts, and similar waterfront structures are governed by the Declaration, applicable governmental regulations, and these Guidelines.

1. General Standard

No dock, boat lift, or similar structure may be constructed, installed, modified, replaced, or maintained upon or adjacent to a canal frontage lot without prior approval of the ARC.

All required governmental permits and approvals shall be obtained before construction or installation begins. Approval by the ARC does not relieve an owner of the responsibility to obtain all required permits and governmental approvals.

2. Design and Location

Docks, boat lifts, and related structures shall be designed and located so as to be compatible with the character of the community and surrounding properties.

The ARC may consider the design, size, location, visibility, materials, and potential impact upon neighboring properties and navigable waterways when reviewing an application.

Structures that create unreasonable visual impacts, interfere with navigation, or are otherwise inconsistent with the character of the community may be deemed non-compliant.

3. Maintenance

Approved docks, boat lifts, and related structures shall be maintained in a safe, structurally sound, and well-maintained condition.

Damaged, deteriorated, unsafe, abandoned, or nonfunctional structures shall be repaired, restored, or removed in a timely manner.

4. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Construction, installation, modification, or replacement of a dock, boat lift, or related structure without required ARC approval.
- Failure to obtain required governmental permits or approvals.
- Failure to maintain a dock, boat lift, or related structure in a safe and serviceable condition.
- Damaged, deteriorated, abandoned, or unsafe waterfront structures.
- Structures that create a nuisance, interfere with navigation, or unreasonably impact neighboring properties.

CC&R Sec. 5.35 — Nuisances

No activity, condition, use, or conduct shall be permitted within the community that is, or may become, a source of unreasonable annoyance or nuisance to residents of the community, as provided in the Declaration.

1. General Standard

Residents shall use and maintain their property in a manner that does not unreasonably interfere with the use and enjoyment of neighboring properties or the community.

Conditions or activities that create excessive noise, odor, light, glare, vibration, smoke, dust, unsanitary conditions, or other unreasonable disturbances may be deemed non-compliant.

2. Examples of Nuisances

Activities or conditions that may be deemed a nuisance include excessive or recurring noise, offensive odors, excessive lighting or glare, disruptive behavior, property conditions that create unreasonable disturbance, and activities that unreasonably interfere with neighboring properties or community operations.

The examples provided in this Section are illustrative only and are not intended to limit the authority granted by the Declaration.

3. Determination

As provided in the Declaration, questions concerning the interpretation and application of this Section shall be determined by the Board, whose decision shall be final.

4. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Any activity or condition that constitutes an unreasonable annoyance or nuisance to residents of the community.
- Repeated or ongoing conduct that interferes with the use and enjoyment of neighboring properties.
- Failure to correct a nuisance condition after notice from the Association.
- Activities or conditions determined by the Board to be inconsistent with the requirements of the Declaration.

CC&R Sec. 5.36 — Correction of Health and Safety Hazards

Conditions that pose an immediate risk to public health or safety shall be addressed in accordance with the Declaration and applicable law.

1. General Standard

Any condition on a parcel, structure, improvement, or other property within the community that is reasonably determined by the Board to present an immediate threat to public health or safety may be deemed a health or safety hazard requiring prompt corrective action.

2. Emergency Authority

As provided in the Declaration, the Association may take such action as is reasonably necessary to correct an immediate health or safety hazard.

Emergency actions shall be limited to those measures reasonably necessary to eliminate, reduce, or prevent the immediate threat.

3. Costs and Responsibility

The cost of correcting a health or safety hazard may be charged to the responsible parcel owner or treated as an Association expense, as provided in the Declaration.

4. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Conditions that create an immediate threat to public health or safety.
- Failure to promptly address a condition identified by the Association as an immediate health or safety hazard.
- Interference with actions reasonably undertaken by the Association to correct an immediate health or safety hazard.

CC&R Sec. 5.37 — Assignment of Approval Rights

Reserved. The provisions of the Declaration are deemed sufficient, and no additional guidelines are necessary.

CC&R Sec. 5.38 — Central Irrigation System

The central irrigation system is governed by the Declaration and maintained by the Association.

1. General Standard

The central irrigation system serves the community as a whole and shall not be modified, altered, damaged, disconnected, bypassed, or otherwise tampered with by parcel owners or their contractors except as expressly authorized by the Association.

The components of the irrigation system identified in the Declaration as Association responsibilities shall remain under the control of the Association.

2. Prohibited Modifications

No changes may be made to any portion of the central irrigation system, including taps, lines, valves, controls, timers, switching devices, pumps, connections, wiring, or distribution components, except as approved and coordinated by the Association.

ARC approval of an improvement project does not constitute approval to modify the central irrigation system.

3. Improvements Affecting Irrigation

Modifications to irrigation components may be necessary in connection with approved improvements such as driveway extensions, sidewalks, pool installations, patios, screen enclosures, landscaping projects, or similar work.

Where irrigation modifications are required, the proposed work shall be disclosed as part of the ARC application and coordinated with the Association.

Any relocation, adjustment, repair, replacement, or restoration of irrigation components required as a result of an owner's improvement project shall be performed in a manner approved by the Association and shall be the responsibility of the parcel owner unless otherwise determined by the Association.

4. Damage to the Irrigation System

Parcel owners are responsible for damage to the irrigation system caused by their actions or the actions of their contractors, vendors, guests, or agents.

Any damage to irrigation lines, sprinkler heads, valves, controls, wiring, pumps, or related components shall be reported promptly and repaired in a manner approved by the Association.

5. Interference with System Operation

No owner or contractor shall take any action that interferes with water flow, pressure, coverage, timing, operation, or service to other properties served by the central irrigation system.

Actions that impair the operation of the irrigation system or adversely affect irrigation service to other properties may be deemed non-compliant.

The Association may take such action as is reasonably necessary to restore proper system operation, and the cost of corrective work may be charged to the responsible parcel owner.

6. Authority of the Association

The Association is responsible for the operation, scheduling, maintenance, repair, and modification of the central irrigation system, including irrigation times and watering durations as provided in the Declaration.

The ARC serves as the review and coordination point for improvement requests but does not have independent authority to approve modifications to the central irrigation system.

7. Non-Compliant Conditions

The following conditions may be deemed non-compliant:

- Unauthorized modification, alteration, or tampering with the central irrigation system.
- Failure to disclose irrigation impacts associated with an improvement project.
- Damage to irrigation components that is not promptly reported and corrected.
- Installation of improvements that interfere with the operation or maintenance of the irrigation system.
- Actions that impair water flow, pressure, coverage, timing, or service to other properties.
- Failure to coordinate required irrigation modifications through the Community Association.
- Any activity that adversely affects the efficiency, integrity, or operation of the central irrigation system.

CC&R Sec. 6.1 — General

Except for the initial construction of Living Units, Common Area facilities, and related improvements by the Developer, no building, structure, or other improvement shall be erected, installed, altered, or removed, nor shall any grading, excavation, landscaping, change of exterior color, or other work that materially affects the exterior appearance of any structure, lot, Living Unit, or Common Area be performed without prior written approval from the ARC, unless otherwise exempted by these Guidelines.

Applications for ARC approval shall be submitted in accordance with the procedures established by the ARC and shall include sufficient information, plans, specifications, drawings, photographs, samples, or other supporting materials reasonably necessary to allow adequate review of the proposed work.

No owner, contractor, tenant, or other person shall commence work requiring ARC approval until written approval has been issued.

Failure to obtain required approval prior to commencing work may be deemed non-compliant and may result in enforcement action, including the requirement to modify, remove, replace, or restore unapproved improvements at the owner's expense.

CC&R Sec. 6.2 — Architectural Review Committee

The architectural and aesthetic review and control functions of the Association shall be administered and performed by the ARC in accordance with the Declaration, these Guidelines, the Bylaws, and applicable law.

1. Composition

The ARC shall consist of not fewer than three (3) individuals. ARC members may, but are not required to, be members of the Association.

2. Authority

The ARC is authorized to review and act upon applications for improvements and other matters subject to architectural review under the Declaration and these Guidelines.

The ARC may approve, approve with conditions, defer for additional information, or disapprove applications based upon compliance with the Declaration, these Guidelines, and the overall character of the community.

3. Administration

The ARC shall administer the architectural review process, review applications and supporting materials, conduct meetings as necessary, and make recommendations and decisions within the scope of its authority.

4. Governance

The term of office, qualifications, compensation (if any), appointment procedures, meeting procedures, and other operating requirements of the ARC shall be governed by the Bylaws of the Association.

5. Decisions

All decisions of the ARC shall be made in accordance with the Declaration and these Guidelines and shall be communicated to the applicant in writing.

Conditions imposed by the ARC as part of an approval shall be deemed part of the approval and shall be binding upon the applicant.

CC&R Sec. 6.3 — Powers of the Architectural Review Committee

The ARC shall exercise the architectural and aesthetic review powers granted by the Declaration and shall administer these Guidelines in a manner consistent with the Declaration, applicable governmental requirements, and the character of the community.

1. Design Review Guidelines

The ARC may recommend to the Board the adoption, modification, or amendment of Design Review Guidelines governing design requirements, landscape materials, construction standards, approved materials, color standards, and other architectural or aesthetic matters.

No Design Review Guideline, amendment, or modification shall become effective until approved by the Board in accordance with the Declaration.

2. Plan Review Requirements

The ARC may require submission of plans, specifications, surveys, site plans, photographs, permit information, engineering documents, material samples, color samples, contractor information, or other information reasonably necessary to evaluate a proposed improvement.

The ARC may require additional information whenever reasonably necessary to complete its review of an application.

3. Approval Authority

The ARC is authorized to approve, approve with conditions, defer pending submission of additional information, or disapprove any proposed improvement subject to architectural review under the Declaration and these Guidelines.

In reviewing applications, the ARC may consider architectural compatibility, design, materials, color, workmanship, location, visibility, landscaping, maintenance impacts, drainage considerations, consistency with surrounding properties, and the overall character of the community.

The ARC may impose reasonable conditions of approval to ensure compliance with the Declaration and these Guidelines.

The ARC is not required to approve an application solely because a similar improvement has previously been approved. Each application shall be evaluated upon its own merits and circumstances.

4. Appeals

Any person aggrieved by a decision of the ARC may submit a written appeal to the Board within thirty (30) days after notification of the ARC decision.

The determination of the Board shall be final.

5. Procedures and Fees

The ARC may establish reasonable procedures for the submission, review, processing, and inspection of applications and may recommend the adoption of reasonable review fees payable to the Association.

6. Inspection of Work

The ARC, Board, management, or their designee may inspect approved work during construction and following completion to verify compliance with approved plans, conditions of approval, the Declaration, and these Guidelines.

Approval of plans or inspections by the ARC shall not relieve an owner of responsibility for ensuring that work is completed in conformity with approved plans and all applicable requirements.

CC&R Sec. 6.4 — Enforcement

Decisions of the ARC shall be enforced by the Association in accordance with the Declaration, these Guidelines, applicable law, and the enforcement procedures adopted by the Association.

Owners are responsible for ensuring that all approved work is performed in compliance with approved plans, conditions of approval, the Declaration, and these Guidelines.

Failure to comply with ARC approvals, conditions of approval, the Declaration, or these Guidelines may result in enforcement action as authorized by the governing documents and applicable law.

The Association may require correction, modification, removal, replacement, restoration, or other remedial action with respect to any improvement or condition found to be non-compliant.

CONCLUSION AND REVISION HISTORY

These Design Review Guidelines are intended to preserve the architectural character, appearance, harmony, and overall quality of Palm Island Phase 2. The ARC, Board, and Association shall apply these Guidelines in a reasonable and consistent manner in accordance with the Declaration and applicable law. These Guidelines may be amended by the Board as permitted by the governing documents.

- **2006 Edition** – Original Design Review Guidelines adopted by the Board of Directors.
- **2016 Edition** – Updated Design Review Guidelines adopted by the Board of Directors.
- **2019 Edition** – Revised Design Review Guidelines adopted by the Board of Directors.
- **2026 Edition** – Comprehensive revision and reorganization of the Design Review Guidelines adopted by the Board of Directors.