



## Architectural Guidelines

Prior to making improvements, homeowner (hereinafter referred to as Applicant) shall submit detailed plans and specifications set forth on the most recently adopted form established by the Architectural Review Board (ARB). The ARB shall evaluate each application for its total effect upon the Applicant's parcel and overall property. The ARB reserves the right of exclusive power and discretion to approve or disapprove improvements to protect the aesthetics of the community. The ARB will provide a reason for applications that are not approved.

After reviewing the application when deemed complete (that is, a signed application form, survey with drawn to scale project including dimensions, contractor info, and any further items required for review), the ARB has thirty (30) days in which to approve or disapprove the application. Applicant will receive written notification of the ARB's decision. The ARB's failure to act within this specified period shall **not** constitute approval whereupon the work may begin.

If any improvement is completed prior to submission and is denied, the homeowner will have 30 days from date of written notification to correct the issue at homeowner's expense.

No improvement/change on a property shall impede drainage flow. It is the responsibility of the owner/contractor to ensure positive drainage is maintained on their property and neighboring lots.

**Any approval of the submitted plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner at Owner's sole cost and expense.**

### Exterior House Colors and Pavers

These are to stay within the existing color palette of the neighborhood and conform to the existing aesthetics of the community. All exterior paint colors and pavers require ARB approval.

### Screen Room Enclosures

1. Screened enclosures shall be dark bronze framed with charcoal screen.
2. All drawings must include dimensions, transition detail between existing house and new structure, and roof material. Requires ARB approval.

### Roofs (Houses)

Architectural shingles within the colors of existing roofs are to be used; or when exact color match is unavailable, proposed replacement shingles shall be similar those to be replaced. Requires ARB approval.

### **Rocks and Mulch**

Mulch or rock may be used in beds and must compliment exterior color of the home in accordance with the existing community aesthetics. Rocks and mulch do not require ARB approval. No rocks or mulch is permitted in the parkway (area from curb to sidewalk and 15-feet from curb to yard on non-sidewalk properties).

### **Trees, Shrubs, and Grass**

Trees, shrubs, and grass require ARB approval and should comply with and enhance the existing community aesthetics. Alterations to landscaping in front of properties shall not be such that it reduces the overall aesthetics of the property. No artificial turf. No shrub plantings are allowed in easements or the parkway (area from curb to sidewalk and 15-feet from curb to yard on non-sidewalk properties).

**Unobstructed Maintenance Easements:** No fence, permanent structure, plants/trees/shrub shall be erected on established Unobstructed Maintenance Easements without prior ARB approval and a notarized RESTRICTIVE COVENANT AND WAIVER OF EASEMENT AGREEMENT approved by the Association. Such Agreement must be recorded in the public records of St. Johns County and a recorded copy provided to the Association. Failure to properly record the Agreement may be deemed invalid.

### **Driveways, Walkways, and Front Porches**

1. Concrete driveways must remain in their natural state unless builder painted driveway prior to owner taking possession. In this case, owner is responsible for upkeep of same. Requires ARB approval prior to repainting.
2. Concrete walkways, front porches/stoops may be stamped or stained as long as they match or are compatible to the house. Requires ARB approval.

### **Driveway Expansion/Changes**

Driveways may not extend beyond the edge of the building footprint. Only handicap accessibility will be considered outside of this. Requires ARB approval. \*Note—permits are required for work performed on a driveway in SJC. It is the homeowner/contractor responsibility to file and pay permit fees prior to commencing work. Proof of permit is required prior to ARB approval. \*

### **Pools**

No above ground pools are allowed. In ground pools require ARB approval. County approval including all permits, fees, and inspections are the responsibility of the homeowner. Pool equipment shall be shielded from view.

### **Play Equipment**

All portable play equipment should be kept in the back yard or behind enclosed fence unless in use for short time periods. After use, they must be stored behind enclosed fence or in garage and not in view from street. Permanent basketball hoops/backboards require ARB approval.

## **Pergolas**

Shall remain in their natural wood color or lightly stained with the roofs left open. No metal or polycarbonate materials may be placed on them. Requires ARB approval.

## **Holiday Lights/Decorations**

Holiday decorations may go out/up 30 days before Easter, Halloween, or Christmas. Holiday decorations are to be removed by the second week after the holiday, i.e., Halloween decorations must be down by November 15<sup>th</sup>, Christmas decorations and lights must be taken down by January 15.

## **Permanent Decorative Track Lighting**

Does not require ARB approval. In keeping within our CCR's and Section 10.13 – **Lighting: "No lighting shall be permitted which alters the residential character of the Subdivision". Permanent lighting shall be kept with minimal dim lighting except during holidays and special occasions as listed. Flashing or alternating light patters outside established holidays are not permitted.**

Further explanation of Lighting:

Retail Christmas (holiday) lights may be displayed 3 (three) days prior to Thanksgiving and through January 15 (fifteen). They are not permitted year-round on the home or any landscaping.

Approved Holidays – lights may be displayed in appropriate colors for the listed holidays:

Valentine's Day – 3 (three) days prior and after the holiday

Easter – 3 (three) days prior and after the holiday

St. Patrick's Day – 3 (three) days prior and after the holiday

Memorial Day – 3 (three) days prior and after the holiday

July Fourth (Independence Day) - 3 (three) days prior and after the holiday

09/11 Remembered – 3 (three) days prior and after the holiday

Halloween – 3 (three) days prior and after the holiday

Veteran's Day – 3 (three) days prior and after the holiday

Thanksgiving/Christmas/Hanukkah/Kwanzaa – 3 (three) days prior to Thanksgiving and through January 15

Decorative string lights (retail) may be displayed on the above holidays on trees, shrubs, plant beds, etc. for a period of one week. The exception is 3 (three) days prior to Thanksgiving through January 15.

Solar or landscaping lights used in flower beds are permitted with white or colored bulbs as long as they do not shine into adjoining properties.

## **Fences**

Only tan vinyl fence (solid panel with lattice top) and black metal/aluminum style fence is permitted. The top rail must be flat (no pickets). On lots adjacent to the lake, a gate will be required so that owners may fulfill their responsibility to maintain the lake slope down to the water's edge.

Non-water lots (fence):

5-foot plus 1-foot tan vinyl fence (solid panel with lattice top) not to exceed 6-feet in height

4-foot black metal/aluminum picket style fence on any side

Any resident that opts to install a black picket fence around the perimeter of their home shall not prevent the approval of a neighboring vinyl fence to build up against it. Each resident is entitled to their privacy.

Water lots (fence):

Must have a 4-foot black aluminum picket fence on the rear property line or the property line that runs parallel with the water line

A graduated 5-foot plus 1-foot tan vinyl should meet the 4-foot aluminum picket fence if the resident installs a 6-foot vinyl fence on the side property lines. Fences shall not impede a neighbor's view of the pond.

On corner lots, on the side of that is perpendicular to the street only single gates not more than 4-feet wide may be installed pending the ARB's approval. No double gates are allowed. In addition, the fence may not be installed outside of the Building Restriction Line ("BRL") of the street or curb side of the home.

### **Vegetable Gardens**

Personal vegetable gardens shall be shielded from street view by a fence or located behind the house. Requires ARB approval.

### **Solar Panels**

Do not require ARB approval due to FL Statute 163.04 – Energy devices based on renewable resources. The HOA/ARB further waives the right to state specific placement as long as it does not interfere with the systems performance. Homeowner and qualified company has sole determination of placement of panels for best performance.

### **Whole House Generators**

Requires ARB approval. All permits and inspections are homeowner/contractor responsibility.

Approximate Clearances to keep in mind:

- 18 inches (1.5 feet) from the house
- 60 inches (5 feet) from doors, windows, and fresh air intakes
- 36 inches (3 feet) in front of the generator for servicing room

**The ARB has the right to modify, revise, add, delete or make any changes to these guidelines by majority approval of the Board of Directors.**

February 2023