

CARY LANDING

ARB Guidelines

SECTION 1. APPROVAL REQUIRED FOR ALL IMPROVEMENTS.

In order to ensure the development of the Property as a community of the highest quality in which all improvements are harmonious in architectural design and aesthetic appearance, the ARB reserves the right of exclusive power and discretion to approve, or disapprove, all improvements placed on the property. The ARB will provide a reason for applications that are not approved.

The required application form must be **completed** and submitted for any proposed improvements. No improvement may be made on any part of the Property without the prior consent of the ARB. Applicants receiving approval of proposed improvements may thereafter make minor changes to landscaping and vegetation without further approvals, so long as such changes are harmonious with the previously approved landscaping plans.

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

SECTION 2. SUBMISSION AND REVIEW OF PLANS

A. Submittal Process

Prior to making any improvements or new construction, the Applicant shall submit detailed plans and specifications set forth in Section 3 below. The ARB reserves the absolute right to refuse approval of any plans which in its opinion are not suitable or do not comply with the terms of this document. The ARB shall evaluate each application for its total effect upon the Applicant's parcel and the overall property. This evaluation may involve matters of judgment and tastes that cannot be reduced to an objective list of measurable criteria. The approval of any improvement or new construction does not obligate the ARB to approve applications involving similar designs, aesthetic appearance or locations on a parcel for other proposed improvements or new construction.

B. Fees

The ARB does not require Application or Review Fees for any improvements installed by or on behalf of **Dream Finders Homes, LLC** (the "Homebuilder"), **DFH Land, LLC** (the "Developer"), or any affiliated entity.

Type of Construction/ Improvements	Applicable Fees
Major Residential Improvements:	\$45.00
Screen rooms, Florida rooms, additions, Swimming pools, etc.	
Minor Residential Improvements:	\$35.00
(Fences, landscape modifications, exterior paint, satellite dishes, etc.)	
Resubmittal Fee:	\$10.00
This fee can be waived at the discretion of the ARB.	

SECTION 3. PLANS AND SPECIFICATIONS: APPROVAL PROCESS.

In connection with the review of any proposed improvement or new construction, and unless waived by the ARB, the Applicant shall submit the following documents (accompanied by such additional information and materials, which in the opinion of the ARB may be required for its review):

1. Survey that includes but not limited to all property lines, setbacks, easements, flood plain boundaries, conservation area boundaries, driveways, walkways and fences. The proposed surface contours and elevations of the property shall be in compliance with the drainage plan as set forth by the county.

2. Scaled Floor plans or plans denoting location and dimensions of improvement.
3. Elevation drawings showing all sides of any contemplated structure(s).
4. Summary specification list of proposed materials and samples or photographs of external materials and colors, which cannot be adequately described.
5. Landscaping plans showing location, size, quantity and species of plants, trees and other vegetation proposed for use.

After reviewing the application which is deemed complete (that is, a signed application form and all items required for review), the ARB has thirty (30) days in which to approve or disapprove the said application. Applicants will receive written and signed 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.

SECTION 4. ARCHITECTURAL PLANNING CRITERIA

In Order to achieve the objectives stated in Section 1 of this document and to help applicants plan and design proposed improvements, the following standards are adopted as the Architectural Planning Criteria to be followed.

A. Townhomes

Zoning:	
Minimum Lot With:	15' 25'
Max Building Height:	
Min Setbacks:	
Front:	22'
Side:	10'
Side Corner Interior:	
Rear:	10'

B. Windows and Doors

1. Decorative glass front doors, screen doors and storm doors are permitted as long as they are approved by the ARB.
2. The frame for a screen door or storm door must match the existing trim on the home.

C. Storm Protection Devices / Storm Shutters

1. Permanently installed storm protection devices require ARB Approval.
2. The devices must blend into the architectural detail on all elevations.
3. Application for installation must include detailed scale drawings of all elevations.
4. Storm protection devices may be deployed no more than 24 hours before the effective time of a declared hurricane watch and must be removed within 48 hours of a storm passing.

D. Air Conditioners

1. All air conditioner equipment must be located behind the townhome or on the side of the townhome.
2. All equipment must be screened from view with vegetation that is as tall as the A/C equipment within 1 year of planting.
3. No window air conditioner units or similar type, which penetrates the exterior of the structure, shall be installed in any structure on the property.

E. Gutters

1. All gutters must match the color of the fascia.
2. Downspouts must match the color of the fascia or the body color of the home.

F. Driveways and Walkways

1. The driveway and apron must be constructed out of poured in place concrete, stamped concrete pavers or brick pavers.
2. The county sidewalk must be constructed out of poured in place concrete even where it crosses over the driveway.
3. All walkways must be constructed out of poured in place concrete, stamped concrete pavers or brick pavers.
4. Front porches and back porches may be concrete, pavers, stained or tiled, as long as they are approved by the ARB.
5. Driveways and walkways must be installed so as not to restrict or impede the designed flow of drainage.

G. Parking

1. No parking will be permitted in areas where the subdivision's drainage flow, traffic flow or construction activity may be interrupted. Parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, or inoperable vehicles anywhere within the Property other than in enclosed garages is prohibited; provided, (a) construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time

as is reasonably necessary to provide service or to make a delivery to a Residential Unit or the Common Area, and (b) recreational vehicles and boats may be parked in driveways for a period of not more than twenty-four (24) hours while cleaning, loading and unloading. A commercial vehicle for purposes of this Section shall mean any vehicle which is operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, or which has any signboard, name, logo or advertisement applied anywhere on the vehicle. Law enforcement, first responder passenger vehicles, and other vehicles issued by a governmental entity, provided such vehicles are used for normal transportation and there are no ladders, racks, hooks or other commercial equipment attached to such vehicles, shall not be considered commercial vehicles for purposes of this Section. No vehicles may be placed on blocks for the purpose of repairing said vehicles and no inoperative vehicle shall remain on the Property for more than forty-eight (48) hours unless kept in a garage.

2. On- Street Parking - Spaces are provided in the community. These are short-term parking spaces for mail pick up and guest visitors. They are NOT to be used for overnight parking or overflow parking for residents.

H. **Landscaping – Townhomes**

1. Due to the fact that the Townhomes were built with maintenance free living in mind, changes to the installed Landscape materials or locations are strictly prohibited.
2. No in-ground herb, fruit or vegetable gardens are allowed.
3. Decorative Landscape Borders are strictly prohibited.

I. **Garages**

1. No garage shall be converted to living space.
2. Garage Screen Doors are strictly prohibited throughout the community.

J. **Temporary Movable Structures.**

1. No sheds, exterior storage structures or temporary movable structures are to be erected or permitted to remain on any portion of the Property.
2. Temporary movable structures include, but are not limited to, above ground swimming pools, boats, trailers, mobile home or tents.

K. **Freestanding Structure**

1. Freestanding structures are not allowed for Townhomes.

L. **Playground Equipment / Freestanding Chimneys / Recreation Structures**

1. Playground Equipment, Freestanding Chimneys, Recreation Structures, etc., are not allowed for Townhomes.

M. **Screen Room Enclosures**

1. Paver Patios may be increased as far as the end of the privacy fence however Lanais may not be extended. Patio screen enclosures shall be permitted, but subject to review and approval by the Review Parties.

N. **Window Treatments and Covering**

1. No reflective window coverings or treatments are permitted.
2. All window covering shall have linings or other treatment so that the exterior appearance of the window appears neutral.
3. No unsightly objects shall be placed in windows visible from the street or other properties.

O. **In Ground Swimming Pools**

1. In ground swimming pools are NOT allowed.

P. **Antennas and Satellite Dishes**

1. No more than one (1) satellite dish and one (1) antenna may be installed on any one property.
2. Any exterior antenna or satellite dish must be submitted to the ARB for approval.

Q. **Grading**

1. No portion of the property shall be graded and no changes in elevation of any portion of the property shall be made which would adversely affect any adjacent property.
2. All townhomes abutting drainage retention areas must have sod installed down to the normal water level.

R. **Trash Containers**

1. All garbage and trash shall be stored in closed containers which must be placed and maintained in accordance with rules and regulations adopted by the County.
2. If the County has supplied Bins for trash and recycling, these may not be placed curbside before 5 pm the day before pick-up and must be removed by dusk the day of pick-up.

S. **Mailboxes**

1. In compliance with the USPS, the Developer has installed centrally located mailbox kiosks throughout the community in lieu of individual mailboxes.

T. **Exterior Lighting, Potted Plants on Front Porch, Herb Gardens and Lawn Ornaments**

1. All exterior lighting and lawn ornaments must be submitted to the ARB for approval.
2. Rope lighting is not an approved lighting.
3. Potted Plants on Front Porch Patios may either be less than 6 inches in height or if larger screened from street view.
4. Artificial Vegetation is not allowed.

U. **Flags and Flag Poles**

1. Homeowners may display one American flag per the CC&R's.
2. Small seasonal decorative flags will be considered on a case-by-case basis.

V. **Fences**

1. Invisible fencing will be considered on a case-by-case basis, however prompt removal of pet waste must be strictly maintained since the Landscape Consultant requires unobstructed access. If not in compliance, Owners will be sent written notification of the violation from the ARB and repeat offenders will be assessed accordingly.

SECTION 5. SIGNAGE

A. **Address Plaques**

1. To ensure compliance with 911 Regulations and a harmonious streetscape throughout the community, Builder will install all address plaques above the frame surrounding the garage door at the corner which is closest to the front entry of the home.
2. Any change to the address plaque will need approval thru the ARB.

B. For sale Signs

1. "For Sale or "For rent Signs used for resale or renting existing homes shall substantially conform to the drawing attached as exhibit A.

"For Sale" or "For Rent" signs can be displayed in any window or any completed residence or other structure.

Exhibit A



For Sale Signs