

**MIRADA VILLAS**  
**ARCHITECTURAL GUIDELINES**  
**10/01/2023**

## **1. BUILDING SETBACKS**

Setbacks are community and county specific. Please follow all applicable setbacks that are required.

## **2. SHUTTERS**

### **DECORATIVE SHUTTERS**

Shutters are considered “decorative” if they are used primarily for ornamental purposes and not certified as hurricane shutters. Decorative shutters are permitted for all elevations provided such details are consistent with the architectural theme and exterior colors of the Structure. Shutters may be fixed or operable and mounted to one or both sides of a window or from the top of a window as may be appropriate. The following shutters are permitted, subject to approval of overall design: Louver, Panel, Batten, Painted Aluminum, Polyvinyl, and Formed Synthetics.

### **APPROVAL OF HURRICANE SHUTTERS**

If hurricane shutters are planned for a Structure, approval is highly recommended at time of Architectural Review rather than as part of a modification to an existing Structure. Installation details, product photos, and color samples must be submitted for Architectural Review or Modifications Review [as applicable]. The type, manufacturer, installation, and color of hurricane shutters are subject to approval of the ARB.

### **TYPES OF HURRICANE SHUTTERS**

Hurricane shutters include temporary and permanent types. Generally, more than one type of hurricane shutter is required to provide protection for doors, windows, and fixed glass openings. Subject to design standards in this section, the following types of hurricane shutters are permitted: **Temporary Hurricane Shutters: removable corrugated steel panels or removable aluminum panels** **Permanent Hurricane Shutters: Roll-down shutters or Colonial and Bahama shutters.**

Other products, materials and types of hurricane shutters will be considered on a case-by-case by the ARB. Verification of hurricane certification for shutters is the responsibility of the Applicant and not the ARB. Accordion shutters are not permitted.

### **TEMPORARY HURRICANE SHUTTERS**

Temporary hurricane shutters may be fabricated or corrugated steel or aluminum panels and may be used on all elevations of a Structure. However, permanently affixed tracks must not be visible from the street, side yard of Corner Lots or adjoining Lots. In locations where permitted, permanently affixed tracks and all other mounting brackets and attendant hardware shall be painted to match or blend with the color of the door frame, window frame, wall, or other surrounds to which such items are attached.

### **ROLL-DOWN SHUTTERS**

Roll-down shutters may be made of foam-filled aluminum, extruded aluminum, and other approved materials. Rolldown shutters are approved for all elevations and must be concealed from view inside the roof soffit or in other locations not visible from the street, the side yard of Corner lots or adjoining Lots.

## **COLONIAL AND BAHAMA SHUTTERS**

With the approval of the ARB, Colonial and Bahama shutters, which have been certified as hurricane shutters, are permitted for permanent installation on all elevations if consistent with the architectural theme of the Structure. Colonial shutters may be mounted to one or both sides of a window. Bahama shutters are hinged at the top and held in place by support rods.

## **USE AND OPERATION OF HURRICANE SHUTTERS**

Temporary hurricane panels must be stored inside a Structure and only installed as provided below. Permanent hurricane shutters may be attached to the Structure and remain in place, at all times. However, this type of shutter must be in the “open” position except when a tropical storm or hurricane is imminent.

Temporary hurricane panels may be installed, and permanent hurricane shutters may be “closed” upon issuance of a tropical storm or hurricane watch. Temporary hurricane panels must be removed, and permanent shutters released to the “open” position within five [5] days after a watch or warning is lifted.

**Arrangements for the installation or removal of hurricane shutters are the responsibility of Owners.**

## **3. DRIVEWAYS**

### **EXTENSIONS**

Driveway extensions are allowed in accordance with the Mirada Master ARB guidelines. No driveway extension shall be permitted beyond the external side lines of the garage.

### **PAINTING/STAINING**

Driveway stains or surface coatings are not permitted unless such stains are clear. Owners may not change the actual driveway surface from what the builder installed and must replace it with the same materials and style as was originally installed by builder.

## **4. FENCES**

Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards. Fencing must be maintained and in “good” condition at all times. There is no fencing permitted in a rear drainage easement. Drainage easements on the side of a home may be approved on a case-by-case basis. All Fences are set off the Back corner of the home only, no fencing is allowed forward of the back corner of the home. Fence Waiver must also be signed and submitted with application.

### **WATERFRONT/CONSERVATION/WETLAND LOTS:**

**Front:** Perimeter fences shall conform to a standard design, finish, color, height, post, and gate details as provided in this section. Fences shall be 2 types: 6’ in Height all vinyl/PVC Almond T&G (tongue and groove) or 3-Rail open picket black aluminum closed top. The finished side of the fence must face the Exterior. Entry door side fence must have a min. 4’ wide gate for landscaping crew to mow back yard.

**Entry Door Side:** Perimeter fences shall conform to a standard design, finish, color, height, post, and gate details as provided in this section. Fences shall be 2 types: 6' in Height all vinyl/PVC Almond T&G (tongue and groove) and 3-Rail open picket black aluminum closed top. The entry side fence MUST be 4' 3-Rail open picket black aluminum closed top fencing for the first eighteen feet as measured from your rear lot line. The remainder of entry door side lot line fence may be either 6' Tan T&G Vinyl Fencing or 4' 3-Rail open picket black aluminum closed top fencing. The side yard fence on the door side of your villa may not extend further forward than ten 10' past the rear corner of your villa as measured from the rear plane of the lanai. All transitions from 6' to 4' fencing must be straight; no angled transitions are allowed.

**Shared Wall Side:** The shared wall side of the fence must be 4' 3-Rail open picket black aluminum closed top fencing for the first 18' as measured from the rear lot line. The remainder of shared wall side must have a minimum of 6' of 6' Tan T&G Vinyl Fencing between the units extending from rear plane of the villa, any remaining area can be either 4' 3-Rail open picket black aluminum closed top fencing or 6' Tan T&G Vinyl Fencing. In the event the lot line is less than 24 feet, 6' of 6' Tan T&G Vinyl Fencing between the units extending from rear plane of the villa is required, the remaining portion must be 4' 3-Rail open picket black aluminum closed top fencing. All transitions from 6' to 4' fencing must be straight; no angled transitions are allowed.

**Back:** Perimeter fences shall conform to a standard design, finish, color, height, post, and gate details as provided in this section. Fences shall be only 4' 3-Rail open picket black aluminum closed top fencing. The finished side of the fence must face the Exterior or any abutting right-of-way.

#### **BACK-TO-BACK LOTS:**

**Front:** Perimeter fences shall conform to a standard design, finish, color, height, post, and gate details as provided in this section. Fences shall be only 6' in Height all vinyl/PVC Almond T&G (tongue and groove) The finished side of the fence must face the adjoining lots or any abutting right-of-way. Entry door side fence must have a min. 4' wide gate for landscaping crew to mow back yard.

**Sides:** Perimeter fences shall conform to a standard design, finish, color, height, post, and gate details as provided in this section. Fences shall be only 6' in Height all vinyl/PVC Almond T&G (tongue and groove) The finished side of the fence must face the adjoining lots or any abutting right-of-way.

**Back:** Perimeter fences shall conform to a standard design, finish, color, height, post, and gate details as provided in this section. Fences shall be only 6' in Height all vinyl/PVC Almond T&G (tongue and groove) The finished side of the fence must face the adjoining lots or any abutting right-of-way.

## **5. LANDSCAPE CURBING**

Landscape borders and curbing is strictly prohibited without the approval of the ARC. If homeowner would like to enhance curbing the board will consider based on ARC submission and community. All types of Scalloped Landscape edging is NOT permitted, it is strictly prohibited.

## 6. LANDSCAPE

Landscaping and Landscape Enhancements: ARB shall have final approval of all exterior changes.

- **Annuals and perennials:** Annuals and perennials are not permitted to be planted within existing beds without prior permission of the ARC. When permission is granted, the owner, not the landscaping company or the association, is responsible for the maintenance of these plantings.
- **Containers and flowerpots:** In general, limiting the use of pots and containers that are visible from the street to one or two to accentuate or accessorize an entrance is desirable. Pots and containers that have natural finishes are preferable to ones that are painted or glazed and cannot be larger than 30" in height. These flowerpots cannot be placed in landscaping beds, mulch beds, on the lawn, or in any way impede the landscaping company from completing landscape maintenance on the property in Freedom community's where lawncare is included. Pots and containers must be removed to safe storage in the event of an impending storm or if the owner is leaving for an extended period.
- **Trees and shrubs:** Any additional plantings in existing beds, or additions of entire planting beds, as well as new landscaping related to after-the-fact additions such as pools or lanai, require prior written approval of the appropriate ARC(s). New planting beds, "exotic" species, and high maintenance items such as fruit trees will not be permitted in the community. New plantings must be compatible with the community's existing plant palette.
- **Other enhancements:** Other landscape enhancements such as birdfeeders, benches, sculptures, trellises, "garden art", etc., all require prior written permission from the ARC. In general, most items should not exceed 18" in height, should be of natural (not painted) finishes, and should not dominate the landscape, but should blend in with the overall texture and theme of the architectural concept. No more than three (3) such items will be approved per lot. Landscaping additions **CANNOT** impact traffic view corridors, especially on corner lots.

## 7. LANDSCAPE – PREVENTED PLANTS

Following is a list of the currently prohibited residential landscape plantings.

### TREES AND ORNAMENTALS

### ALL FRUIT TREES ARE PROHIBITED

#### Common Name:

Rosary Pea Earleaf Acacia Mimosa, Silk Tree Woman's tongue Coral ardisia Shoebuttan  
ardisia Asparagus fern

Orchid Tree Bischofia

Santa Maria mastwood, Alexandrian Laurel Australian Pine

Suckering Australian Pine Camphor tree

Wild Taro

Lather leaf

Carrotwood  
Winged Yan Air  
Potato  
Water hyacinth Laurel fig  
West Indian Marsh Grass Gold Coast Jasmine Brazilian Jasmine Lantana, shrub  
verbena Glossy Privet Chinese privet  
Japanese honeysuckle Japanese climbing fern old world climbing fern  
Cat's claw vine Sapodilla  
Melaleuca, paper bark Chinaberry Catclaw mimosa  
Nandina, heavenly bamboo

Botanic Name:

Abrus precatorius Acacia auriculiformis Albizia julibrissin Albizia Lebbeck Ardisia  
Crenata  
Ardisia elliptica Asparagus dennisflorus Bauhinia Variegata Bischofia javanica  
Calophyllum Antillanum Casuarina equisetifolia Casuarina glauca  
Cinnamomum camphora Colocasia esculenta Colubrina aviatica Dioscorea alata Dioscorea  
bulbifera Eichornia crassipes Eugenia uniflora  
Ficus microcarpa (or any type of Ficus) Imperata cylindrical  
Jasminum dichotomum  
Jasminum Fluminense Lantana camara Ligustrum lucidum Ligustrum sinense  
Lonicera japonicum Lygodium japonicum Lygodium microphyllum  
Macfadyenium unguis-cati Manilkara zapota Melaleuca quinquevneria Melia  
azedarach Mimosa pigra Nandina domestica

Sword fern Asian  
sword fern Burma  
reed; cane grass  
Serwer vine;  
onion vine Skunk:  
vine  
Torpedo grass  
Mexican petunia  
Chinese tallow tree  
Schefflera

#### GROUND COVERS & GRASSES

##### Common Name:

American  
Bittersweet Amur  
Honeysuckle  
Asiatic (Oriental)  
Bittersweet Bishop's  
Goutweed  
Creeping Jenny  
Crown Vetch  
Curly Pondweed Japanese  
Knotweed  
Japanese Stilt Grass  
Korean Barberry  
Leafy Spurge (Wolfs Milk)  
Mile-A-Minute Vine  
Multiflora Rose Porcelain  
Ivy  
Purple Loosestrife  
Spotted Knapweed (Bachelors  
Buttons) Tansy (Golden Buttons)  
Tatarian Honeysuckle  
Variegated Yellow Archangel  
Water Chestnut

Schefflera actinophylla

#### SHRUBS, VINES,

##### Botanic Name:

Celastrus scandens  
Lonicera maackii  
Celastrus orbiculatus  
Aegopodium podagraria  
Lysimachia nummularia  
Coronilla varia  
Potamogeton crispus  
Polygonum cuspidatum  
Microstegium vimineum  
Berberis koreana  
Euphorbia esula  
Polygonum perfoliatum  
Rosa multiflora  
Ampelopsis  
brevipedunculata Lythrum  
salicaria Centaurea  
maculosa Tanacetum  
vulgare  
Lonicera tatarica  
Lamiastrum  
galeobdolon Trapa  
ratans

Nephrolepis  
cordifolia  
Nephrolepis  
multiflora N  
eyraudia  
reynaudianan  
Paederia  
cruddesiana  
Puederia foetida  
Panicum rep ens  
Ruelia  
brittonianan  
Sapium sebiferum

Landscape materials that are planted by the Homeowner shall meet the following minimum size requirements when planted.

- Shade Trees - 2" Caliper Minimum
- Flowering/Ornamental Deciduous Trees - 3' Height Minimum
- Evergreen Trees - 3' Height minimum
- Deciduous and Evergreen Shrubs - 1 Gallon Minimum

Note: There are no minimum sizes required for ground cover, vines, and grass.

## **8. LIGHTING**

The intent of the standards in this section is to ensure that lighting is properly used to enhance the architectural detailing and landscape design of a Structure during evening hours without overpowering the streetscape, producing excessive glare, or affecting adjoining Lots. Architectural lighting must be shown on floor plans submitted for Architectural Review, and landscape lighting must appear on landscape plans submitted for Landscape Review. After completion of a Structure, any architectural or landscape lighting must be approved as part of a Modification Review.

### **LOCATION OF LIGHTING**

All architectural lighting must be attached to the Structure and all landscape lighting must be located no less than 10ft from the front lot line and 3ft from the side lot line. Post lamps are not permitted.

### **STYLE AND FINISH OF LIGHTING FIXTURES**

Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located inside yards. Eave, wall, and ground lights must be shielded. Glove lights will not be permitted. Allowable finishes include copper, verde green, rust, or black and other colors as may be approved by the ARB. White fixtures are not permitted.

### **ILLUMINATION**

The maximum level of illumination shall not exceed a low to medium level of illumination to achieve a soft look or warm glow.

### **BULBS**

All exterior lighting must be equipped with white, frosted, or clear bulbs. Mercury vapor and high-pressure sodium lights are not permitted.

### **LENSES**

Glass panels or lenses and vinyl or plastic liners for fixtures must be white, frosted, or clear. No colored panels or lenses are permitted.

### **PATH LIGHTS**

Path lights, not exceeding 30" in height above grade, may be used on a limited basis to light walkways. Pagoda or bollard style lights must have diffusers with extended shields to reduce glare from the street.

Path or ground lights are not permitted for installation along driveways within 10ft of the front lot line and within 3ft from the side lot line.

### **LANDSCAPE LIGHTS**

Ground lights, ground-level spotlights and well lights may be used on a limited basis.

### **ENTRY LIGHTS**

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

### **SIDE YARD LIGHTS**

Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture which provides up and/or down light only.

### **SPOT/FLOOD LIGHTS**

A maximum of two [2] wall- or eave-mounted spotlights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARB. Fixtures must be mounted less than 12ft above grade and fitted with a shield to minimize light spillage which may affect adjoining Lots, as determined by the ARB. Wall- and eave-mounted spot/flood lights are not permitted in front or side yard areas, unless otherwise approved by the ARB.

### **LIGHT SPILLAGE AND GLARE**

Other than decorative fixtures attached to the entry or garage of a Structure, light sources should be hidden when possible, so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields, and grills is also helpful.

Owners of Lots adjacent to Conservation Tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.

No exterior lighting will be permitted which, in the opinion of the ARB, would create a nuisance to adjoining Lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the Applicant will be required to correct the situation by reducing the wattage of lamps,



adjusting shields, or taking other measures as directed by the ARB Administrator.

## **9. MULCH / ROCK**

Approved inert materials shall include those described below and other materials as may be approved by Declarant from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by Declarant and shall be in writing. Currently approved materials are as follows:

### **MULCH/BARK**

Dark, hardwood chips or natural color shredded mulch may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Stone mulch may be used if it adheres to the following standards:

- Size: 1 – 1.5 inches in diameter
- Colors: Earth tone only (i.e., buff, beige, charcoal or brown)

### **DECORATIVE ROCK MATERIAL**

Apart from the above, decorative rock shall not be permitted as ground cover. Categories of decorative boulders which may be approved within the Private Area are as follows:

- Moss Rock
- Tan Limestone
- Tan Sandstone
- Granite
- Fieldstone.

Stone or boulders shall not be used as bed-edging material. Stones or boulders are not permitted in turf areas. The Reviewing Entity reserves the right to limit the number of decorative stones in the landscape.

## **10. PATIOS / LANAIS**

Patios/Lanais shall be located in the rear of the Home, shall not extend into the rear or side yard setbacks of the Lot, and shall not extend beyond the Lot Perimeter Walls or Party Fences. Patios may be paved with brick pavers, concrete or other suitable material.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

## **11. PERGOLAS / TRELLIS / ARBORS**

- All pergolas, trellises and arbors must be constructed of vinyl or cedar and must be painted white or finished to match the trim color of the home. Construction drawings, elevations, and details must be submitted to the Reviewing Entity for all pergola, trellis, and arbor applications.
- All pergolas, trellises and arbors must be constructed within the Private Area of the lot and

may not exceed forty percent (40%) of the width of the home or be a maximum width of eighteen feet (18'), whichever is less. 3. Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing, or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of a pergola may not exceed the eave height of the home. Pergolas or shade structures may not be attached to the home. Please see Appendix "C" for an example of a typical pergola.

- One (1) or more trellises may be installed to shield a patio or deck if approved by the Reviewing Entity. Attaching a trellis to your home may void applicable warranties from Declarant. Trellises used to screen decks or patios that have a height extending to the eaves of the home may have a maximum width of no greater than eight feet (8'). Each section of trellis must be separated by a gap or lower section of trellis at a minimum distance equal to the section of trellis. Applications for trellises that do not extend.
- to the eave height of the home shall be reviewed on a case-by-case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and remain plumb, level, and structurally sound. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences. Please see Appendix "C" for an example of a typical trellis.
- One (1) arbor may be installed only if structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will rest with the Reviewing Entity. Please see Appendix "C" for an example of a typical arbor.

## **12. GAZEEBOS**

- The maximum height of the Gazebo is no more than ten and one half (10'6") feet high.
- The roof of the Gazebo is an open wood design or commercially manufactured solid decorative metal or shingle roof.
- The Gazebo may only be wood and stained natural colors or metal in earth tone colors.
- The Gazebo must be set within the side planes of the house and setback at least 5' from the rear lot line.
- The Gazebo must be attached to the patio or ground in accordance with local building code and windstorm requirements.

## **13. POOLS & SPAS**

In-ground pools and spas and their enclosures shall be located within the maximum buildable area in rear yards. No above-ground pools are permitted. No screening of the pool area may extend beyond the sides of the dwelling and the color of the frame must be bronze. The construction of a pool or spa and deck may not change the grade of the existing landscape. Planting material or other landscape devices may be required by the ARC to soften screen enclosures and pool/spa structures from adjoining properties. Any modification to the irrigation system resulting from the installation of a pool (or lanai extension) must be performed by the association's landscaper and paid for by the owner.

Any resultant alterations to systems for landscaping and irrigation are the responsibility of the homeowner. Gutters and downspouts which become part of the pool installation may be required to be

tied into an underground drainage system and drained to a lake, swale, or other storm water drainage system. Pool/spa heating systems, their placement, and attachments, must also be approved by the ARC. Permanent swimming pools will require submission to and approval by the Governing entity. Spas or Jacuzzis shall be of the in-ground type with the exception of above ground spas or Jacuzzis not exceeding three feet (3') in height above the existing grade level. Such spa must be adequately screened from street view and the view of any neighboring property, including lots and Common Areas.

All spa or Jacuzzi equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. All spas or Jacuzzis must be constructed entirely within the Private Area. All spas or Jacuzzis must be installed according to County ordinances.

The Reviewing Entity may require additional plant materials to be planted to screen the spa or Jacuzzi from neighboring properties. Please refer to Ancillary Equipment, Section 11.E with regard to equipment screening requirements. Maintenance of planting materials for spas and Jacuzzis are the homeowner's responsibility. Spa or Jacuzzi drains must connect to the storm sewer. No swimming pools or spas can be drained onto open space or any other property.

#### **14. PROHIBITED STRUCTURES**

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use:

- Stand-alone garages and secondary garages accessible by side or rear yards
- Tents of a permanent nature, including screened in pergolas, fencing
- A bird or squirrel house exceeding the roof eave in height.
- Artificial vegetation.
- Accessory buildings, including greenhouses, guest houses, and children's play equipment.
- Horseshoe pits.
- Storage sheds of all types.
- Standalone flagpoles are allowed, providing they follow Statute 720.304

#### **15. SATELLITES**

Committee approval is required for satellite dish installation. The Architectural Control Committee (ARC) must approve plans prior to construction.

A satellite dish 39" or less (diametrically or diagonally measured) may be installed on an Owner's side or rear roof or the side or rear of the property providing the dish is not visible from the street.

If the dish is placed on the ground, it must either be lower than the nearest fence or screened by landscaping to minimize its impact on the neighborhood. A satellite dish will not be placed in setback areas.

Extenuating Circumstances:

If the Homeowner and the Architectural Committee determine it is not possible to receive an adequate signal under the above-described policy, alternative placement will be considered on a case-by-case basis. Alternative placement may include requirements that the dish be screened by landscaping, painted in a color compatible with the surroundings, or other alternatives, which will further minimize its impact on the neighborhood.

Pursuant to Federal Communications Commission, Rule 1.4000:

(a)(1) Any restriction, including but not limited to any state or local law or regulation ... or any private covenant, homeowners' association rule or similar restriction on property within the exclusive use or control of the antenna user where the user has a direct or indirect ownership interest in the property, that impairs the maintenance, installation, or use of ...

- (i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter ...
- (ii) an antenna that is designed to receive video programming services via multipoint distribution services ... and is one meter or less in diameter or diagonal measurement ...
- (iii) an antenna that is designed to receive television broadcast signals; or
- (iv) a mast supporting an antenna described in [the above paragraphs]; is prohibited to the extent it so impairs.

The regulation goes on to define how a regulation or restriction might impair installation. According to the regulation

(a)(2) ... a law, regulation or restriction impairs installation, maintenance or use of an antenna if it

- (i) Unreasonably delays or prevents installation, maintenance, or use,
  - (ii) Unreasonably increases the cost of installation, maintenance, or use, or
  - (iii) Precludes reception of an acceptable quality signal.
- Id.

## **16. SCREENED ENCLOSURES / ENTRANCEWAYS**

Committee approval is required for the construction of patio covers, open patios, and enclosed patios. The Architectural Control Committee (ARC) must approve plans prior to construction.

- Enclosed patios shall be constructed of materials that are similar to, or generally accepted as complementary to those of the residence. The screen framework must be bronze, and screen must be charcoal color.
- Screen enclosures may include kick plates. Screening must continue to deck surface perimeter limits.
- Those lots defined as “Visible Lots” in the Declaration, may only erect Screened Lanais, which are black or bronze screen enclosed lanais under the existing house roofline as long as they are generally consistent with the development of the community.
- All exterior aluminum must be bronze.
- All screens must be charcoal color.
- No screens are permitted at garage openings.
- No screened front porches will be allowed.

## **17. SIGNAGE**

All signs, except those placed by the developer, are prohibited in the community.

## **18. SOLAR PANELS**

The location and design details for solar collectors shall be submitted for Architectural Review of

Modifications Review [as applicable]. A solar collect shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining Lots and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. Under no circumstance may solar collectors extend above the ridgeline of a roof.

## **19. SPORTS / PLAY EQUIPMENT**

### **SWINGS/PLAY EQUIPMENT/TRAMPOLINES**

Children's play equipment, swing sets (of any description); play sets (of any description) hard plastic molded playhouses, hard plastic molded basketball hoops or play items will only be approved in a fenced rear yard.

No molded plastic or blow-up type pools may be left in the rear yard after any use, nor may they be left lying or leaning up against the home or on the patio. No above ground pools will be approved.

None of the play items mentioned above may be left in the yard after playing. All items need to be removed and placed in an enclosed area.

### **BASKETBALL HOOPS**

Basketball hoops will not be permitted to be installed on any home. Portable hoops shall be stored inside the garage & away from view when not in use.

## **20. WINDOW AC UNITS**

Window air-conditioning units are not permitted for use on Residential Units.