

Additional Rules & Regulations for Article VII Restrictions - voted by Board Resolution (revised 08-2020)

Article VI Section 1 - No building or modification or addition thereto, fence, wall, pool, landscaping or other structure shall be commenced, constructed, erected, or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made to the Lot or Dwelling Unit unless it is in compliance with the applicable governmental regulations and unless and until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Committee.

Article VII Section 30 - Additional Rules and Regulations - The Association or Board of Directors may, from time to time, adopt rules and regulations relating to any one or all of the restrictive covenants contained in this Declaration. No owner, its successors or assigns, tenants, lessees, renters, guests or invitees shall violate the rules and regulations adopted from time to time by the Association or the Board of Directors, whether relating to the use of the lots, the use of common area or otherwise.

Article VII Section 5
-Temporary Structures ARC applications for sheds and other temporary structures **require** ARC approval with the same standards following Polk County ordinances, FL Statutes and HOA Covenants/By-Laws. In the case of solar panels, ARC applications are to be submitted by owner with plans from the installer.

Article VII Section 6
-Parking & Storage Parking of temporary storage (PODS), commercial & recreational vehicles, campers, trailers, temporary dumpsters, etc. **require** ARC approval and are limited to 7 consecutive days. Storage of non yard items must be kept out of sight behind home or in garage.

Article VII Section 9
-Game & Play Structures Portable basketball hoops & play structures **require** ARC approval & shall be located at the side or rear of home within setback lines & must be stored out of sight behind the home or in the garage.

It shall be responsibility of each owner to prevent the development of any unclean, unsightly or unkept conditions on any lot or dwelling unite located on lot which lend to substantially decrease the beauty of the community as a whole or the specific area.

Article VII Section 12
-Garbage & Litter
-Yard Upkeep
-Property Cleanup
-December Decorations

Garbage Cans - All trash, garbage and other waste shall be kept in sanitary containers and unless required to be placed at the curb for scheduled pick-ups, all containers shall be kept at the rear of all dwelling units (specifically behind) or out of sight from street.
Yard Upkeep - Maintain yard by keeping it green, mow regularly (no grass over 6 inches in height), replace dead areas of grass as needed, maintain pest control, trim shrubbery (height not to exceed 6 ft), edge along the driveway and curb areas as well as remove and treat for weeds.
Property Cleanup - Clean homes, driveways, walkways & curbs by removing mold, mildew, dirt & stains regularly.
December Decorations - Must be removed by Jan 30th each year.

Article VII Section 13
-Alterations of Lots Xeriscaping consists of natural colored materials, must keep the natural flow of water with no holes & cement pavers **requires** ARC approval. ARC must follow FL Statutes, Polk County ordinances and HOA Covenants/By-Laws.

Article VII Section 19
-Fences Back yard fences shall be no taller than 6 ft , while front yard fencing is not taller than 3 ft. Fences on corner lots must be installed with a line of sight for vehicles at street following Polk County ordinances. ARC approval is **required**.

Article VII Section 27
-Antennas Antennas & Dishes - There is a limit of 2 dishes - 24" or less in diameter. Dishes **require** ARC approval. No Antennas are to be installed outside the home, but also do not need approval to be installed inside the attic or home.

Article VII Section 28
-Clotheslines Clotheslines **require** ARC approval. Clotheslines must be approved as an energy saving device by FL Statutes Solar Law. The clotheslines must be kept in good condition at all times, located to the rear of the home, be non permanent fold up type & extended only when in use.

Article VII Section 29
-Exterior Paint ARC approval can be given for exterior paint other than current approved colors as long as the shade is close in range to the approved colors. Trim color is white or cream. Painting of home, driveways, etc. **require** ARC approval even if painting the same color.