



Summary Residential Planning Criteria Guidelines

1. **Exterior Appearance:** Exterior of homes and elements (e.g., Driveways, Lawns, Sidewalks, Fences, Mailboxes, Etc.) on a lot visible outside of the lot on which the home and all elements are placed must be neat in appearance at all times. *(See Article VIII, Section 5 of the Declaration, as well as specific guidelines regarding maintenance and replacement of mailboxes.)*
 - 1-A. **Exterior of homes** and all elements must be maintained so that there are no visible disrepair or disorder (e.g., deterioration, discoloration, fading, dirt, stains, debris, weeds, trash, broken or missing pieces). **Repaired areas or replaced items** (e.g., roof shingles, windows, walls, or any section thereof) must be uniform in appearance (i.e., in color, quality and size) to the existing or current structure. **See attached mailbox repair and replacement requirement information.**
 - 1-B. **Driveways, and Fences** must be free of excessive dirt, algae, mold, and stains. *(See Article VIII, Sections 5 and 19 of the Declaration.)*
2. **Exterior Alterations and Additions:** (e.g., Porches, Shade structures, Fences, Playsets, Major landscaping alterations, i.e., changes that alter the overall street view by replacing or removing the majority of the landscaping, Exterior painting of your home, driveway or fence that changes the existing color and other visible changes.) **Any exterior alteration requires prior written approval by the Association's Architectural Control Committee (ACC)** by way of an ACC request form which should be submitted at least 30 days prior to start date of project. Design, color, and size must be consistent with the architectural design of the home. (Please note: Failure to get approval could be costly, requiring a repaint of the structure or correction to the unapproved modification and/or potential legal action.) *(See Article V, Section 3 of the Declaration)*
3. **Parking & Storage:** No mobile home, semi, tractor trailer, trucks that exceed (1) ton capacity, recreational vehicles, campers, shall be placed or parked on any lot, at any time, either temporarily or permanently, except in a closed structure or garage. Inoperable vehicles shall not be stored on any lot. Boats and boat trailers shall not be placed or parked on any lot on a permanent basis but may be parked or placed in an appropriate parking area on a lot on a temporary basis. Temporary shall mean not to exceed 48 hours in any seven consecutive days. *(See Article VIII, Section 13 and 21 of the Declaration, along with resolution regarding trailers February 8, 2021.)*
4. **Temporary Structures and Outbuildings:** **No temporary detached outbuilding or temporary detached storage building (shed) of any kind shall be allowed, except for temporary shelters used by a contractor during construction.** *(See Article VIII, Section 3 of the Declaration.)*
5. **Recreational Activities:** Basketball hoops, nets and other sports or play equipment that may obstruct the flow of traffic when being utilized must be kept away from any street. Sports, games, and other activities must not encroach onto the street or any other lot. Noise should be kept under control, so not to diminish the peaceful enjoyment of any lot. Sports or play equipment (e.g., portable soccer nets, volleyball nets, baseball, and softball nets) shall not be left in any common or preservation areas overnight after 11:00 p.m. on any day. *(See Article VIII, Section 21 of the Declaration.)*
6. **Refuse, Trash, Recycling, and Yard Waste:** Should not be placed in the front of the home on any lot before 6:00 p.m. on the day prior to collection day. All containers **should be removed by the end of collection day.** Except as previously stated, these must be kept within the garage; or if stored outside shall be kept behind the fence or in an area not visible from any street or adjacent lot. Household refuse stored outside shall be kept behind the fence or in an area not visible from any street or adjacent lot. Household refuse stored outside should be placed in sanitary containers with lids outside of view. *(See Article VIII, Section 18 of the Declaration.)*



Summary Residential Planning Criteria Guidelines

7. **Landscaping Guidelines & Rules:** All Lawns, Shrubs and Trees must have a neat, healthy, and well-cared-for appearance year-round. (See landscaping details outlined in 7- A through 7-B.) (See *Article VIII, Sections 5, 10, 16, 17 and 21 of the Declaration.*)
- 7-A. **Lawn Appearance: Height of lawn grass should never exceed eight (8) inches above the ground.** Lawns should be mowed as needed during the growing season to ensure that grass does not exceed eight inches in height. All borders including sidewalks, driveways, fences, and curb lines along the street shall be edged when lawn grass is mowed. Grass and debris should be removed from all paved areas including the street. Bare spots in sod must be patched or replaced within 30 days of notice. (See *Article VIII, Sections 5, 10, 16, 17 and 21 of the Declaration.*)
- 7-B. **Landscaping Alterations and Tree Installation and Removal:** Major visible changes to your landscaping are subject to ACC approval. The installation of a new tree or removal of an existing tree requires prior ARC approval. Consideration should be taken in the type, size and placement of new trees and shrubs so they do not become a nuisance to neighboring property owners. (See *Article VIII, Sections 5, 10, 16, 17 and 21 of the Declaration.*) (See also *Article V Section 3*)
8. **Animals:** Dogs and cats shall not be allowed off the premises of owner's lot, except on a leash. Owners shall pick up their pet's waste when off their lot, as required by the Lake County Code. Owners who fail to pick up their pet's waste are potentially subjecting themselves to fines from Lake County in addition to any recourse that the Association may have against such Owners for any such violations. (See *Article VIII, Sections 4, 10 and 21 of the Declaration.*)
9. **Enforcement/Occupancy Information Policy:** Each member (i.e., parcel owner) and the member's tenants, guests, and invitees occupying the parcel are governed by the Association and must abide by the Associations' Governing Documents, which includes the Declaration, Articles of Incorporation, Bylaws and guideline and Florida Statutes (as provided by Chapter 720). Owners must inform their tenants, guests and invitees of the Association's Guidelines and Rules prior to their moving in.

Owners are responsible for any and all violations caused or committed by members of their household, tenant(s), guest, and invitees. (See *Article IV, Section 2 and Article IX, Section 3 of the Declaration.*)