

**VILLAGES OF RIO PINAR HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL GUIDELINES  
STANDARDS AND CRITERIA**

**I. INTRODUCTION**

The intent of this guide, as well as the existence of the Architectural Control Committee (ACC), is to provide the guidelines required for maintaining an aesthetically pleasing community. Adhering to these guidelines is beneficial for all involved; they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes constructed with long-lasting materials and maintain high construction standards.

In conjunction with the Documents for The Villages (The Pines, The Oaks, and The Falls) of Rio Pinar in Orlando, the design standards are binding on all parties having interest in any portion of The Villages, and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements as set forth will subject the homeowner to remedies provided for in the documents.

Terms such as “good taste” and “sound design” are difficult to define and even more difficult to legislate. It is the intent of these Guidelines to encourage “good design” by showing examples of the desired result. Elements such as deed restrictions and appropriate attention to scale and proportion to the community should be considered with all requests.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ACC be construed as meeting either the requirements of Orange County or any governmental agency required for approval.

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**II. UPDATES / ADDITIONS / CLARIFICATIONS TO ARCHITECTURAL  
GUIDELINES STANDARDS AND CRITERIA**

Because this document cannot necessarily be all inclusive or contain the specifics for every request by homeowners to modify their homes or lots, the Architectural Control Committee (ACC) may occasionally propose updates, additions, and/or clarifications to this document. Such proposals may arise from the ACC’s observations of gaps in the document or from residents who propose changes or clarifications.

When such suggestions are made, the ACC will review the issue, decide if the update, addition or clarification is necessary and, if so, draft language to be included in the document. Once the

ACC has voted to approve the new language, the ACC will present it to the Homeowners' Association Board of Directors (BOD) at a regularly scheduled monthly meeting. At that time, the BOD will vote on whether to approve the update, addition, or clarification; the Board may vote to approve the ACC's recommendation or request more research or a revised draft from the ACC. If the Board approves a change to the Architectural Guidelines Standards and Criteria, the revised document will be provided to Management and posted on the community's website as soon as possible.

### **III. THE REVIEW PROCESS**

#### **A. General**

The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement, and Inspection. Thorough and timely submission of information as well as adherence to the guidelines set forth in this process will prevent delays and minimize frustration for all parties involved. Questions concerning interpretation of any matter set forth in the Guide should be directed to the ACC.

#### **B. Initial Review**

It is required that a homeowner submit to the ACC a document review application for the modification that is being requested, along with one (1) set of plans. The information required for the review is as follows:

1. Letter of Application
2. Site Plans (showing the approximate location and dimensions of all improvements, including, but not limited to, driveway, irrigation, fencing, and swimming pools).
3. Floor Plans - if applicable
4. Exterior Elevations (all sides) - if applicable
5. Concept Landscape Plan - if the request involves any modification to the current landscape.
6. Any other information, data, and drawings as may be reasonably requested by the ACC.

The ACC shall review the information and indicate its approval, disapproval, or recommendations for change to the plan. The ACC will review the accompanying documents within 30 days and return one set of plans to the Owner with the appropriate response. No construction or structural improvement, no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, type, shape, size, color, materials, and location of same has been submitted to, and received final approval by, the ACC. It is our goal to reply to all requests in an expedient fashion. With requests that do not require a modification to structure such as

landscaping improvements, it is the goal of the ACC to reply with a more rapid response time than stated above.

With landscaping changes, it is still required that a Document Review Application be completed with two of the plot plan, and the location of the proposed improvement. For the purpose of a rapid response each form should be limited to one request. The more detail provided with the submittal, the quicker the response may be expected. In the event that a submitted application is not responded to within the specified time, it is the responsibility of the homeowner to inquire with Management as to the status of their application. If homeowners and/or contractor(s) perform any changes to a home without an official ACC approval, the homeowner will be solely responsible for the all costs of corrective compliance to the current Standards, in addition to any fines imposed by the governing HOA.

### **C. Submission of Plans to the Building Department**

Following the approval of Step 1, the owner may submit his or her plans to the Building Department, or the required agencies which have jurisdiction for required permits. Any changes required by the said agencies must be reapproved by the ACC.

### **D. Construction Commencement**

Upon completion of Step 2, a copy of the building permit must be submitted to the ACC prior to the Owner beginning construction. If the request does not require a building permit, all materials utilized in the improvement must be approved by the ACC before Commencement. Any modification to the original application for any reason must also be reapproved by the ACC.

### **E. Final Inspection**

According to the master documents, the ACC can choose to inspect before, during, or after the completion of the work for which approval has been granted, at any time within reasonable daytime hours. **Upon completion of the improvement, the homeowner shall give notice to the ACC.** At this time, it will be reviewed for "Sound Design." Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired, or the damage will be repaired by the Association and such costs will be charged to the owners.

#### **NOTE:**

All homeowners shall be held responsible for the acts of their employees, subcontractors, and any other persons or parties involved in construction or alteration of the home site. These responsibilities include, but are not limited to, the following:

- a. Ensuring that the construction site and community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.

- b. Prohibiting the consumption of alcoholic beverages, illegal drugs, or other intoxicants that could hamper the safety or well-being of other personnel on the site.

#### **IV. SITE IMPROVEMENT STANDARDS**

##### **A. Antennas/Satellite Dishes**

All satellite dishes must be less than one meter in size. People are entitled to have satellite dishes but the location of the dish must be preapproved by the ACC, in conjunction with the desired location. All antennas and satellites must be either ground mounted with 36 inches in diameter of mulch surrounding them, or mounted on the rear of the home, no higher than eight (8) feet from the ground. Satellite dishes shall be installed at no greater distance than eight (8) feet from the home. The Homeowner's Association will not assume any responsibility for damage to satellite dishes or antennas.

##### **B. Barbecues**

Barbecue grills must be located upon the back patio of a home. Grilling in front of a house or in driveways is prohibited.

##### **C. Basketball Goals**

Portable basketball goals are permitted with prior written consent of the ACC and are subject to the following conditions:

1. When in use, the basketball goal may be positioned in any location on the driveway between the house and sidewalk, ensuring that the sidewalk is not blocked. Under no circumstances are the basketball hoops to be placed in the yard or planting areas of the home.
2. When not in use, or at least on a nightly basis, the basketball goal is to be placed at the top of the driveway as close to the garage door as practicable with the backboard lowered to its fullest extent. Basketball goals shall be positioned with the backboard/hoop facing forward, thereby minimizing its profile to passing traffic.
3. The portable basketball goal must be properly maintained at all times (including, but not limited to, a net must be maintained on the goal at all times and be free of damage or excessive wear and tear. The net may not be torn or ripped, and the backboard and pole may not be rusted or have chipped paint).

##### **D. Driveways and Sidewalks**

1. Any proposed changes to the original dimensions, layout, or appearance of any driveway or sidewalk must be approved in writing by the ACC before any work may begin. Changes include, but are not limited to, repaving, texturing, stamping concrete, laying pavers, adding extensions, etc.

2. Driveways and sidewalks, to the extent practical, must be kept free of major oil and grease stains, mildew, and growth of vegetation, such as weeds.
3. Driveways and sidewalks shall not be painted.
4. Residents may use an un-tinted or clear sealer on their driveway and sidewalk.
5. Residents that replace their driveway surface with pavers may install matching pavers to the apron area. The apron pavers must be of the same \*color, style and design as the driveway pavers. The driveway and apron must maintain all existing elevations so not to impede water drainage.
6. Pavers are not permitted in the sidewalks and/or the \*\*street gutter area. Sidewalks and street gutters must remain as concrete.
7. Surface texturing and stamping is not permitted on the apron, sidewalk and street gutter areas.
8. \* A color chart containing approved earth tone colors will be available from the ACC. Earth tone is a color scheme that draws from a color palette of browns, tans, grays, greens, oranges, whites, and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in soil, moss, trees and rocks. Many earth tones originate from clay earth pigments, such as umber, ochre, and sienna.
9. \*\*A street gutter is a depression running parallel to a road designed to collect rainwater flowing along the street and divert it into a storm drain.

#### **E. Fences - Fence Specifications**

1. All proposed fences must have written approval from the ACC prior to installation. The approval process ensures the uniformity of appearance and quality of fencing in the community.
2. Fencing shall be constructed of one of the following materials and meet the following guidelines:
  - a. Wood
    - 1) Wood fencing shall be board-on-board.
    - 2) Wood fencing shall be painted Sherwin Williams 2059 (Sand).
    - 3) Wood fencing shall be maintained free of mildew and other weathering conditions.
    - 4) Damage shall be repaired promptly, and fencing shall not lean.
  - b. Vinyl
    - 1) Vinyl fencing shall be tan or beige – closely approximating Sherwin Williams 2059 (Sand).
    - 2) Vinyl fencing shall be maintained free of mildew and other weathering conditions.

- 3) Damage shall be repaired promptly, and fencing shall not lean.
- c. Wrought-iron style metal
    - 1) Wrought-iron style metal fencing shall be black.
    - 2) Wrought-iron style metal fences shall be maintained free of rust and other weathering conditions.
    - 3) Damage shall be repaired promptly, and fencing shall not lean.
  - d. Picket
    - 1) Picket fencing may be used only at the **rear** of a property facing a conservation area, golf course, or retention pond and shall be three (3) feet in height.
    - 2) Picket fencing must not be visible from the front street side of the property.
    - 3) Picket fencing may be vinyl but shall be tan, beige, or closely approximate Sherwin Williams 2059 (Sand).
    - 4) Picket fencing may be wood but shall be sturdy, and shall be painted Sherwin Williams 2059 (Sand).
    - 5) Picket fencing shall be maintained free of mildew and other weathering conditions.
    - 6) Damage shall be repaired promptly, and fencing shall not lean.
- a. Fencing height: Wood and vinyl fencing shall be six (6) feet in height.
  - b. Wood and vinyl fencing facing a conservation area, golf course, or retention pond shall be three (3) feet in height. The transition between a fence height of six (6) feet down to a required fence height of three (3) feet shall be accomplished by a single sloping section of fence no less than six (6) feet wide.
  - c. Wrought-iron style metal fencing shall be four to five (4-5) feet in height. However, wrought-iron fences on lots adjacent to the Clubhouse are limited to four (4) feet in height.
  - d. Picket fencing shall be three (3) feet in height.
3. Fencing color:
    - a. Wood fencing shall be painted Sherwin Williams 2059 (Sand).
    - b. Vinyl fencing shall be tan or beige, but shall approximate Sherwin Williams 2059 (Sand)
    - c. Wrought-iron metal fencing shall be black.
    - d. Picket fencing, if wood, shall be painted Sherwin Williams 2059 (Sand). If vinyl, fencing shall be tan or beige – closely approximating Sherwin Williams 2059 (Sand).
4. Fences shall not extend past any portion of the front of the house nor past the front of adjacent houses. Exceptions will be considered on a case by case basis by the ACC and may include:
    - a. irregularly shaped lots (such as cul-de-sac and corner lots)
    - b. side-entry garage doors
5. Fences shall be set back a minimum of twenty (20) feet from the front corner of the house and must abut the house. Exceptions will be considered on a case by case basis by the ACC and may include:
    - a. irregularly shaped lots (such as cul-de-sac and corner lots)

- b. side-entry garage doors
6. If a fence is currently in place on the adjacent property, consideration should be given to align the front portion of the fences. Exceptions will be considered on a case by case basis by the ACC and may include:
    - a. irregularly shaped lots (such as cul-de-sac and corner lots)
    - b. side-entry garage doors
  7. The finished uniform side of a wood fence shall face outward toward adjoining properties.
  8. Fences erected adjacent to sidewalks (corner lots) shall be a minimum of ten (10) feet from the interior side of the sidewalk.
  9. Chain link fences **are not** permitted. (per our master documents section 13.14)
  10. Flags for newly installed invisible fencing shall be removed within thirty (30) days.

#### **F. Flags**

One flag per home will be allowed with approval. The flagpole must be mounted to the home directly to the left or right of the front door, or the garage. Flags must be flown on a pole in an outward fashion from the home. Ground-mounted flagpoles with the American flag or State of Florida flag will be considered upon request to the ACC. Approval must be granted prior to the construction of the aforementioned structure. Homeowners are encouraged to follow proper flag etiquette.

#### **G. Garage**

No screening is allowed, temporarily or permanently, on garage door openings; the area must be used as garage/storage area at all times.

1. Permanent decorative and or non-functional exterior hardware additions to garage doors are not allowed. Application to the ACC must be submitted for approval of all functional hardware prior to installation.
2. Only functional standard hardware may be installed in garage doors. Pre-approval, from the ACC, is required for all exterior changes.

#### **H. Garbage Cans**

- 1- No outside burning of trash or garbage is permitted.
- 2- No garbage cans, supplies or other similar articles shall be maintained on any Home so as to be visible from outside the Home or Parcel, behind fence or large shrubs to conceal cans.
- 3- Garbage should not be placed curbside prior to 6:00 pm the night before pickup. Containers should be removed from curbside by 6:00 pm or as soon as possible the night

of trash collection, and canisters and bins must be stored where they are not visible from the street.

- 4- Trash collection and disposal procedures established by Association shall be observed.

### **I. Hose Reels**

Hose reels will be permitted on the sides of the home. They can be mounted no higher than 3 feet from the ground or kept in portable hose reel boxes. Hoses will not be permitted to sit in the grass or on the ground.

### **J. Irrigation Systems**

The homeowner pays for any modifications and repairs that are required to the irrigation system.

### **K. Lawn Furnishings/Signs**

“For Sale/Lease” signs, birdbaths, ponds, lawn sculptures, birdhouses, rock gardens, or similar types of accessories and lawn furnishings are not permitted on any home site without prior approval of the ACC. Security signs will be permitted throughout the Community. A maximum of two security signs per home site are permitted: one in the front and one in the rear. They must be placed in the landscaped beds alongside the home. Artificial plants are not permitted.

### **L. Lawn Maintenance**

All lawns must be well maintained. Grass shall not be allowed to exceed an average height of five (5) inches. Lawns and esplanades shall be kept edged. Driveways, sidewalks, and entrance walks shall be kept free of grass clippings, weeds, leaves, and other debris. Bushes and hedges should be kept trimmed.

At the discretion of the Board of Directors, remedies after one ten-day warning shall include mowing, edging, trimming, and removal of debris from the homeowner’s property by a commercial lawn service and then assessing the homeowner’s maintenance account for the costs plus an administrative fee (currently at \$10.00 - subject to increase without notice) if the home is vacant. If the home is occupied, then after the first ten-day notice, a final ten-day notice will be provided to the homeowner advising that the matter will be turned over to legal counsel to force compliance if the violation is not cured within the ten-day period.

### **Guidelines for Florida Friendly Landscaping (FFL) in compliance with Section 373.185, Florida Statutes.**

Florida Friendly Landscaping (FFL) shall include all the requirements outlined in the Village of Rio Pinar HOA Standards Manual, Architectural Guidelines Standards and Criteria Section L, page 7.

1. Plants and ground covers should be managed and maintained (trimmed) within its prescribed boundaries.



2. Ground plantings must not grow or impede upon the neighbor's property, the preserve's common areas, sidewalks and parking areas.
3. An approved ground cover must be installed in all bare earth areas.
4. All plants must be listed on the FFL list for the Central Florida Zone or Florida's Hardiness Zone 9 and approved by the Saint Johns River Water Management District current at time of application.
5. Because of the adverse effects exotic pest plants have on Florida's biodiversity and plant communities, Plants on the Florida Exotic Pest Plant Council List of Invasive Plant Species Category 1 for the central region will not be approved.
6. In accordance with the relevant local government landscaping ordinances and the most current version of the UF/IFAS Florida-Friendly Landscaping Plant Selection Guide, Homeowner will select landscape plants suited to the soil and other site characteristics utilized by the FFL concept of right plant, right place. The Homeowner should have at least five species of plants in the yard, consistent with the new homeowner Florida-Friendly Landscaping recognition checklist.
7. Homeowner will retain and incorporate existing native vegetation into the landscape whenever feasible.
8. Gravel, shells, and other similar materials are prohibited as major landscape ground coverings in lieu of vegetation. However such materials may be used as porous surfaces for walkways, patios, for erosion control, mulches, or landscaping accents. Use of artificial turf is not consistent with Florida-Friendly Landscaping and will not be allowed.
9. Prior to planting a list of these plants and a detailed landscaping plan which must include mature height and spread of plants must be submitted to the ACC for approval.
10. The following websites can provide information:
  - a. Florida Exotic Pest Plant Council – <http://www.fleppc.org/>
  - b. Florida Plant Database - <http://www.floridayards.org/fyplants/index.php>
  - c. Florida-Friendly Landscaping 101 - <http://www.floridayards.org/>

## **M. Lighting**

All exterior lighting shall be consistent with the character established in The Villages of Rio Pinar, and be limited to the minimum necessary for safety, identification, and decoration. Any improvements to current lighting must be approved by the ACC.

Holiday lighting may be installed for holiday period only and must be removed thirty (30) days after the conclusion of the holiday. All other exterior lighting must be approved by the ACC prior to installation.

## **N. Mailboxes**

There is a uniform mailbox style, color and design that must be adhered to. The specifications for color, numbers, flags and mailbox design are maintained by Beautiful Mailbox Company. Please contact Beautiful Mailbox Company for the correct materials when replacing or refurbishing your mailbox. Beautiful Mailbox Company, 2360 W. 76th Street, Hialeah, FL 33016; Toll-free phone 1-800-856-6983; Website [www.beautifulmailbox.com](http://www.beautifulmailbox.com)). All mailboxes should be maintained in an upright position and must be kept free of plant foliage and/or any other kind of obstruction. Said maintenance is the responsibility of the homeowner or current occupant.

## **O. Motor Vehicles, Boats, and Trailers**

1- Owners' automobiles shall be parked in the garage or driveway and shall not block the sidewalk.

2- Boats, motor homes, commercial vehicles, trailers, or campers shall not be parked on any home site except in the garage. A boat for the purposes of this regulation is defined as any craft which can be operated on water and includes sailboats, rowboats, bass boats, motorboats, jet skis, and airboats.

3- Commercial type trucks, marked business vehicles, and trailers are not permitted to park in the subdivision except when used to make deliveries, make pickups, make repairs, or perform the function for which the vehicle or trailer was designed. However, marked and unmarked vehicles, such as law enforcement, fire, and emergency vehicles, are permitted to park in the subdivision without restriction.

4- No repair, except emergency repair, of vehicles shall be made within Villages of Rio Pinar, except in the garage of a Home. If, after receipt of written notice by the Association of a violation, the owner does not correct such violation, it will be forwarded to the Association's counsel to force compliance.

## **P. Outbuildings**

Any stand-alone structures such as cabanas, gazebos, etc., must have prior written ACC approval prior to installation. Once approved and installed by the builder or developer, there can be no significant material changes to any structure, design of landscaping, pool, or driveway without prior written approval of the ACC. There are absolutely no sheds allowed.

## **Q. Outside Equipment**

All exterior equipment will require ACC approval prior to installation. Because all exterior equipment must be concealed from the street, clubhouse, and golf course view by landscaping that will appropriately and adequately conceal said structures, a landscaping plan must accompany requests submitted to the ACC for review and approval.

Exterior equipment includes, but is not limited to, water softeners; water purifiers; propane tanks or equivalent; pool pumps and related equipment, including pool filtering systems; each and all air conditioning units/systems; and any emergency electrical backup systems.

## **R. Painting and Roofing**

### **R-1 Painting**

Any and all painting to the exterior of the home must have prior ACC approval. The application must list the colors requested for the body, trim and accent, even when requesting existing or original colors. Exterior painting shall conform to the existing scheme of the subdivision as documented in the color guide approved by the Board of Directors. Flat or satin paint finish may be used on any part of the house (i.e., trim, accent, body). Semi-gloss may be used with accents. Gloss may not be used on any part of the house.

**\*Existing scheme** – The body, trim, and accent areas plus the doors and garage doors of a house must be painted in an approved solid color. The homeowner has the option to paint the garage door the body color only, the trim color only, or the accent color only. Garage door window trim maybe painted the body or trim color. Pre-approval is required for all exterior painting from the ACC.

### **R-2 Roofing specifications:**

1. Roofing and re-roofing must have prior ACC approval.
2. Architectural shingles or shingles that have the appearance of architectural shingles will be used when roofing any house in The Preserve. If original roof is barrel tile, owners may re-roof in barrel tile.
3. Shingles will complement the body, trim and accent of the house. Colors: grey (light and dark), tan, brown or terracotta (no blue or green).
4. All old shingles should be removed when re-roofing to ensure the integrity of the roof.
5. Brown felt paper and/or 3-tab shingles are not accepted.
6. Goosenecks and vent pipes may be painted the same color as the ridge and/or off-ridge vents.
7. Installed ridge vents should be painted a color that blends with the color of the roofing material, or the ridge vents should be shingled over.
8. All valleys need to be closed-cut valleys.

## **S. Patios, Porches, Screen Doors, Vinyl Windows, and Screen Enclosures**

Patios and screen enclosures must be located on the areas shown as “Patios” on the plans. If a screened patio extension is requested on the rear of the home, one set of plans must be submitted with the Architectural Request, as well as a plot plan showing where the proposed extension will

be placed. All improvements of screen enclosures or additions of screen doors must be approved in advance by the ACC.

1. All exterior patios and or screen enclosures must have the prior written approval of the ACC. It is to include a copy of the plot plan detailing the addition with the application. Screen enclosures framing and door(s) shall be grey, white or bronze.
2. Required county permitting must be obtained prior to installation. All set-back requirements must be adhered to. **These enclosures are not to be used as storage or to keep unattended pets.**
3. The new landscape must also be approved by the ACC. Irrigation system shall be moved accordingly to ensure proper coverage of lawn after installation of the structure.

#### **T. Play Structures**

Swings and play sets are to be maintained from rust and peeling paint. All swings and play sets are to be located in the rear yard of a dwelling. Play structures are encouraged to be behind a privacy fence whenever possible. Maximum height of the structure is fourteen (14) feet. Pre-approval is required by the ACC.

#### **U. Potted Plants**

The following potted plants will be allowed without prior ACC approval under the cited conditions:

1. A maximum of five potted plants are permitted on the front landscape beds or entry of the home.
2. Potted plants are in the landscape beds. Annual plants may be planted in the beds without approval but must be maintained in an aesthetic fashion. All landscape beds should be mulched and weed free.

#### **V. Room Additions**

All room additions must be pre-approved by the ACC. Room additions must blend architecturally with the existing home as determined by the ACC. No detached garage structure and/or portable garage will be permitted. No garage, or any portion thereof, shall be converted into a living area.

#### **W. Security Cameras**

The following guidelines pertain to security cameras installed on the exterior of a home:

All exterior changes must have prior written approval of the ACC before any changes are made.

1. Location of cameras shall be clearly marked on a drawing or survey to be submitted with approval application.

2. All cables shall be concealed. If cables cannot be concealed, they must be painted to match the house/trim.
3. Cameras shall be angled so as not to appear invasive to neighbor's property.
4. Photographs of the camera size, type and model shall be provided with the approval application.

#### **X. Solar Panels**

1. All solar equipment and panel installations must be approved in writing by the ACC, prior to installation.
2. Any other exterior ground equipment must be screened with the appropriate landscaping.
3. The homeowner is to maintain the solar panels in an aesthetically pleasing appearance and in proper working order.
4. Florida Home Owners Solar Rights Act Chapter 163.04. For more information please search <http://www.leg.state.fl.us/Statutes/>

#### **Y. Storm/Hurricane Shutters**

Shutters are to be installed only in the event of a storm warning and must be removed no later than three (3) days after the warning is lifted. The shutters must be approved by the ACC

#### **Z. Swimming Pools**

Prior to any swimming pool being constructed, the home site shall be subject to review by the ACC. The design must incorporate, at a minimum, the following:

1. Written consent or agreement from adjacent property owners, establishing the assumption of responsibility for any repairs caused by the contracted pool company.
2. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
3. Screening or fencing of pools is required as per county ordinance and/or Florida Statute; therefore, pool screens and/or fences must be of the color and material approved by the ACC. Plans and design for the pool and enclosure must be submitted to the ACC for approval. The homeowner shall assume responsibility for the supervision of all contractors on the site, and the conduct of all workers. The homeowner shall immediately remedy any damage to the site and adjacent premises caused by any contractor or worker. Failure to take such actions in a timely manner will be cause for the Association to correct the said damage at the homeowner's expense. The Homeowner's Association will not assume any

responsibility for the warranty or maintenance of any construction or the completed addition.

4. No above ground pools are allowed.

#### **AA. Window Tinting and Film**

All window-tinting additions must be perpetually maintained and cared for by the homeowner. Window tinting must have a % of solar reflectance of less than 33%, and a % of solar absorption below 45%. Tinting must be bronze, charcoal or platinum in color.

Window film (decorative or non-decorative) will meet the guidelines established for window tinting. Window film will not be visible to the community's streets (either front or side of house).

#### **NOTE:**

The Homeowner's Association will **NOT** take any responsibility for maintaining additions / modifications to the home, or for damage done to any of the additions / modifications for any reason.

Any violation of these guidelines or any construction item or modification not conforming to the approved plans will be considered as noncompliance with the conditions set forward by the Documents (bylaws), and legal action will be taken for the correction and compliance of any violation at the **HOMEOWNER'S EXPENSE**.