

Updated Guidelines for ARC to follow when approving request:

Painting – for paint selection please see other paint tab:

1. All external wires should be housed or covered in an approved casing to blend with the color of the home once painted. Or tacked to the Home in a neat and approved way, then painted the same color.

Guideline for painting of home: After the color has been approved by the ARC, you still need to take into consideration any of the following items that apply to your home:

Soffit area

Anything that is to be installed in the soffit area or drip edge area, as follows: Any fixtures or object in this area **must be white to match the regulations of the white trim / drip edge guidelines.**

If you are installing security cameras you can apply for color change for that item

Window guidelines

An ARC request must be submitted with all vendor and product information each time a request is made. Approval from the ARC is required before any work can be done. No owner shall be permitted to place tin foil or other tinting covering upon any windows or sliding glass doors on their home.

*A home owner may choose to either have grids or no grids on any window's being replace. All windows must still be white framing. **Any and all sides of a home must be the same style. You may not replace one at a time.**

Driveways

Driveways will either be made of **cement or pavers** of a color and design approved by both the ARC and the Board. **Driveways may be widened on either or both sides up to 3ft total** provided the material used is the same. You will need to submit a sample of material.

Board approval is required before any change to the original driveway is commenced. No Acid staining, stamping or painting of driveways is permitted.

Landscaping

Landscaping alterations to incorporate Florida Friendly Landscape will be permitted. You may decrease the grass area of any piece of property by no more than 40 %, to create a Florida friendly landscape.

- ½ of the plants must stay green all year long. (no more the ½ can be annuals)
- No area will be allowed to be mulch or rock only.

Any ARC changes will need to submit an ARC form, written plan with the following details, the design shape, size, What type of plants and how many and their size. More plant beds equal more weeds and you will be required to maintain the area or put back to grass

Corner lots with the palm tree landscaping new rules:

Corner Plant bed must continue to have between 2-3 trees (however they need to be spaced evenly) If yours have died you will need to fix this area.

Now approved, are the following trees, which can be used in place of the current palm trees that are dying.

** Fox tail palm

**Italian cypress Minimum 4 feet (example of this tree is at 2090 flora wood ct) This tree requires little maintenance.

****Robeline tree (must be 3 trunk and 4ft tall)**

You must then maintain a neat full plant bed with other plants of your choice if approved by the HOA

We suggest 2 different types of shrubs in a layer pattern

Tree Tree

Shrub 1 Shrub 1 Shrub 1 Shrub 1 Shrub 1

Shrub 2 Shrub 2 Shrub 2 Shrub 2

Plant plant plant plant Plant Plant Plant Plant

