

SAND LAKE POINT

RULES AND REGULATIONS OF

THE HOMEOWNER'S ASSOCIATION

AND

ARCHITECTURAL CONTROL COMMITTEE

A variety of specific requirements govern matters of conduct and property use in our neighborhood. The basis of these Rules and Regulations are the governing documents of the Association referred to as the Declaration of Covenants, Conditions and Restrictions (DCCRs). As a Deed Restricted Community, a copy of the DCCRs was provided to you when you purchased your home. The Rules and Regulations that follow do not replace the DCCRs but are meant to further clarify, supplement and extend the scope of the DCCRs for the betterment of our community. Neither are they intended to be an all-inclusive compilation of the DCCRs. Where possible, language from the DCCRs is noted in **BOLD** and the Section of the DCCRs is shown in (parentheses). Please refer to the DCCRs for any legal definitions of the wording contained in these Rules and Regulations.

There are two sections to the Rules and Regulations. General Rules and Regulations (lettered A-J) adopted by the Association's Board of Directors for the maintenance and upkeep of properties within the community and Architectural Control Committee (ACC) Rules and Regulations (numbered 1-9) that pertain to improvements, alterations or changes in the exterior appearance of properties.

The goal of these Rules and Regulations is to provide uniform standards to maintain and improve the homes in Sand Lake Point to the benefit of its property owners and their home values.

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GENERAL RULES AND REGULATIONS

These Rules and Regulations are adopted by the Sand Lake Point Board of Directors on behalf of the Association for the use of the Lots and the Common Area.

WITNESSETH:

WHEREAS, the Association, as represented by its Board of Directors, **from time to time may adopt, alter, amend and rescind reasonable rules and regulations governing the use of the Lots and of the Common Area**, consistent with the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point. (DCCR Article VII, Section 6)

WHEREAS, no Owner shall violate the Rules and Regulations for the use of the Lots and the Common Area, **as these Rules and Regulations are from time to time adopted by the Association**. (DCCR Article II, Section 14)

WHEREAS, every Owner shall have a right and easement of enjoyment in and to the Common Area as long as an Owner is current with their Assessments; and **for a period not to exceed 60 days for any infraction of its published rules and regulations**. (DCCR Article II, Section 1b)

WHEREAS, the Association shall have the right to enforce, by any proceeding at law or inequity, **all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by, or pursuant to, the provisions of the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point**. (DCCR Article X, Section 1)

WHEREAS, the prohibitions and restrictions contained herein **shall not be construed as an implied prohibition against the Association's extending the scope of such prohibitions and restrictions by from time to time adopting rules and regulations consistent** with the Covenants, Conditions and Restrictions for Sand Lake Point. (DCCR Article II, Section 14)

WHEREAS, the prohibitions and restrictions contained herein are a compilation of previous Rules and Regulations approved by the Board of Directors of Sand Lake Point and as of the date of their approval replace any previous Rules and Regulations.

WHEREAS, these Rules and Regulations supplement and clarify the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point. These Rules and Regulations are not intended to replace or super cede, nor are they to be construed as a comprehensive compilation of the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point.

NOW, THEREFORE, the Sand Lake Point Board of Directors on behalf of the Association adopts and promulgates these updated Rules and Regulations as of May 20, 2013.

Rule A – Procedures

A.1 The Board of Directors through its Property Manager will make consistent inspections of all Lots within Sand Lake Point to ascertain whether violations to its General Rules or Architectural Control Committee Rules and Regulations have occurred.

A.2 In the event of a violation or discrepancy the Property Manager will notify the Owner in writing of the nature of the violation. Up to three notices will be sent out with the final notice sent via Certified Mail Return Receipt

Requested to the Owner's last address provided to the Association by the Owner or to the address listed for the Owner by the Orange County Tax Collector. Any mailing address change must be communicated in writing to the Property Manager.

A.3 The Owner shall correct the violation in question within 30 days of receipt of the notice unless greater time is specified therein, or the Owner shall provide further evidence to the Property Manager of the circumstances of the violation or appeal to the Board of Directors in writing through the Property Manager as to the circumstances pertaining to the violation. An opportunity to be heard before the Board of Directors shall be provided.

A.4 Suit to enjoin or remove any vehicle, structure, activity, use, change, alteration, or addition in violation of any Rule or Regulation may be instituted at any time. **In the event the Association enforces such action, the costs and expenses of such enforcement, including reasonable attorney's fees, may be assessed against such Owner's Lot as a special assessment pursuant to the provisions in the DCCRs for Sand Lake Point.** (DCCR Article X, Section 1)

A.5 The Board of Directors may establish a Fining Committee, also known as the Community Improvement Committee (CIC), with the authority to levy fines against a violating Owner of \$100.00 per day, for up to 10 days for the violation of published Rules and Regulations of the Association or the Architectural Control Committee. The CIC will have written Procedures and Guidelines for its administration.

A.6 In addition to fining a violating owner, the Association may, at its option, temporarily suspend the common area amenity use rights for a period of up to 60 days of an Owner that is not in compliance with the Declaration and these accompanying Rules and Regulations. (DCCR Article II, Section 1b)

A.7 All fines and suspensions will be imposed in accordance with the notice and hearing requirements of Section 720.305, Florida Statutes.

Rule B – General

B.1 **No damage to, or waste of, the Common Area or any part thereof or of the exterior of the Properties and buildings shall be committed by any Owner or any Tenant or invitee of any owner; and each Owner shall indemnify and hold the Association and other Owners harmless against all loss resulting from any such damage or waste caused by him or his Tenants or invitees, to the Association or other Owners.** (DCCR Article II, Section 8)

B.2 **No noxious, destructive or offensive activity shall be permitted on any Lot or in the Common Area or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing on the Properties.** (DCCR Article II, Section 8)

B.3 **No rubbish, trash, garbage, or other waste material shall be kept or permitted upon any Lot or the Common Area except inside the improvements on each Lot or in sanitary containers concealed from view.** On trash collection day, such containers shall not be placed at the curbside earlier than 4:00 pm of the day before collection day and shall be removed from site by 9:00pm of the collection day. (DCCR Article II, Section 12)

B.4 **Each Lot shall be used for single-family residential purposes only, and no trade or business of any kind may be carried on therein.** An activity will be considered as a trade or business if employees, customers or clients frequent the property. Renting or leasing a residence to multiple parties is not considered single-family residential purpose. (DCCR Article II, Section 6)

B.5 The exterior of the home must be kept in a clean and maintained condition. Roofs, house siding, driveways and sidewalks shall be mold and mildew free. Faded or peeling paint requires repainting (see ACC Rule No. 8).

B.6 House numbers for the residence must be installed and visible from the street.

Rule C – Signage

C.1 No sign of any kind shall be displayed to the public view on any Lot without the prior written consent of the Association, except customary name and address signs and a lawn sign of not more than five square feet in size advertising the property for sale or rent or for political purposes. (DCCR Article II, Section 9)

Rule D – Vehicles and Parking

D.1 No Owner shall park, store, keep, repair, or restore any vehicle, recreational vehicle, boat, or trailer anywhere upon the Properties, except within the garaged area of each Lot and concealed from view; provided, however, passenger automobiles(s), motorcycle(s), or truck(s) of ½ -ton capacity (or less) may be parked in the driveway area appurtenant to each Lot. (DCCR Article II, Section 10)

D.2 The number of vehicles parked on the driveway area shall not be more than two for a Lot. Additional vehicles must be kept in the garaged area. (DCCR Article II, Section 10)

D.3 No inoperative cars, trucks, trailers or other types of vehicles shall be allowed to remain on the Properties for a period in excess of five days. There shall be no major maintenance, repair, or restoration performed on any motor vehicle on or adjacent to any Lot in the Properties. All vehicles shall have current license plates. No stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, shall be parked, stored, or located upon any Lot at any time. (DCCR Article II, Section 16)

D.4 No boat, recreational vehicle or other vehicle other than specifically enumerated herein shall be stored on any of the Lots (other than in the garaged area as set forth in D.1) including, but not limited to, the rear yard of any Lot whether or not concealed from view by fencing. (DCCR Article II, Section 10)

D.5 No vehicle shall overhang or obstruct the sidewalk of the Property.

D.6 The parking of Commercial Vehicles is strictly prohibited at any time on lots, driveways, easements, common areas, or any streets (public or private), except enclosed in the garaged area, within Sand Lake Point. Exceptions to this rule are 1) motor vehicles owned by a governmental entity, 2) the temporary parking of delivery or service vehicles while performing such service or delivery. For purposes of this rule, the term "Commercial Vehicles" is defined as follows:

D.6.1 Any motor vehicle as defined by Florida Statute Section 320.02(1) which bears or contains commercial information or commercial advertising on the exterior surface, or which information or advertising can be seen and read from the exterior, except for:

D.6.1.1 A "For Sale" sign for one vehicle itself, or

D.6.1.2 Commercial information which identifies the make and model of the vehicle or the name and location of the vehicle dealer from which the vehicle was purchased.

D.6.2 Any motor vehicle as defined by Florida Statute Section 320.01(1) to which has been added a cabinet box, a platform, a rack or other equipment for the purpose of carrying goods, provisions or apparatus other than the personal effects of the passengers (hereinafter called "carrying equipment") but only if such goods, provisions or apparatus are visibly situated in or on such carrying equipment.

D.6.3 Any motor vehicle as defined by Florida Statute Section 320-1-(1) which is larger than seven feet in height, seven feet six inches in width, or twenty-one feet in length.

Rule E – Landscape and Yard Maintenance

E.1 Landscape and Yard Maintenance rules work in conjunction with the requirements established in Rule No. 9 of the ACC Rule and Regulations. Architectural Control Committee (ACC aka ARC) approval is required for any changes to landscaping.

E.2 The Homeowner's Association (HOA) is compliant with Senate Bill 2080, (F.S. 373.185), which has put emphasis on Florida friendly yards and helping to protect Florida's eco systems. It is understood that HOA Covenants, Restrictions and Ordinances may not prohibit Florida friendly practices. This however, does not invalidate the Association from reviewing, approving and enforcing standards and rules for the appearance and maintenance of landscaping to maintain the quality, beauty and value of homes in Sand Lake Point as long as these rules make allowances for Florida friendly landscaping.

E.3 All landscaped areas shall be maintained in a live, healthy and growing condition. Any planting which becomes dead or badly damaged shall be replaced with healthy plantings.

E.4 The turf on all lots shall be mowed, weeded and trimmed such that it shall be healthy, neat and manicured in appearance. All turf shall be maintained at a height not to exceed 6 inches.

E.5 All turf and ground cover areas shall be edged to provide a definitive line between these areas and the adjoining street, sidewalk, walkway, driveway or planting beds.

E.6 Turf and flower beds shall be maintained to prevent brown spots, bare ground, and dead plant areas or weed intrusion. Weeds are defined as any plant not normally categorized or commercially available as a tree, shrub, bedding plant or turf as herein specified.

E.7 Groundcover plantings in a particular area must be continuous, trimmed and edged; no bare spots or mulch should show once it is established (after 6 months).

E.8 All bushes, shrubs and trees shall be neatly trimmed and no bushes, shrubs or trees shall intrude upon a sidewalk. Dead limbs or branches shall be trimmed and removed. Removal of any tree requires the grinding or removal of the tree stump.

E.9 Mulch, rock, stone and other non-living ground coverings are not to be used as a substitute for turf and/or plant material. Non-living ground coverings are intended to enhance landscape areas and to help retain moisture for plantings. Excessive use of non-living ground coverings is prohibited.

E.10 No bamboo or banana plantings are allowed anywhere on a lot since it is an intrusive plant unless it is maintained 5 feet from the property line to preclude from invading neighboring properties.

E.11 No underbrush or other unsightly growths shall be permitted to grow or remain upon any lot and no refuse piles or unsightly objects shall be allowed to remain anywhere thereon

E.12 Mulch, rock, stone and other ground coverings are not to be used as a substitute for turf and/or plant material. Mulch is intended to enhance landscape areas and to help retain moisture for plantings. Excessive use of mulch is prohibited. Mulch areas shall be kept free of weeds. Synthetic mulch materials such as rubber and excessive use of rock or stone are not permitted since they are not a Florida friendly practice.

Rule F -Animals

F.1 No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that dogs, cats and other customary household pets may be kept on the Lot. No animal whatsoever may be kept for any commercial purposes. (DCCR Article II, Section 11)

F.2 The Association may prohibit the keeping of any pet anywhere upon the Properties which the Association reasonably determines may constitute a threat to the safety or health of persons lawfully upon the Properties. (DCCR Article II, Section 11)

F.3 All Owners at all times shall comply with all rules, regulations, ordinances, statues, and laws adopted, promulgated, or enforced by any public agency having jurisdiction of the Properties and relating to animals.

Rule G – Swales and Easements

G.1 Owners shall be responsible for the maintenance of swales and easements on their respective Lots in a neat and attractive manner. Owners shall not alter or change the swales on their respective Lots from the form in which the swales were initially constructed by the Developer. (DCCR Article II, Section 18)

G.2 Owners of Lots on which an Easement is located shall be responsible for the maintenance thereof in a neat and attractive manner, except that the Association shall be responsible for the maintenance and repair of the wall and any signage located thereon and the Association shall have the right, but not the obligation to install and maintain landscaping thereon. Owners shall not alter or change any landscaping or improvements installed on the Easement on their respective Lots, without the prior consent of the Association and any applicable government authorities. (DCCR Article II, Section 18)

G.3 The Association may take action to remedy inaction by the Homeowner to maintain any swale or easement located on their Lot per the measures prescribed in the DCCRs Article II, Section 18.

Rule H – Laundry and Clothes Drying

H.1 No laundry or clothes drying lines or areas shall be permitted outside of any building on the Properties unless same shall be placed inside of walls, fences, landscaping screens or similar type enclosures. In no event shall the same be permitted if visible from any adjacent or neighboring property. Fabrication of such a drying line or area requires approval of the Architectural Control Committee. (DCCR Article II, Section 19)

Rule I – Mailboxes and other Delivery Boxes


I.1 Lot owners shall not construct receptacles for mail delivery on any Lot. All other delivery boxes or receptacles of any kind shall be designed, constructed and located in conformance with provisions of the Architectural Control Committee. (DCCR Article II, Section 23)

Rule J – Damage to the Lot

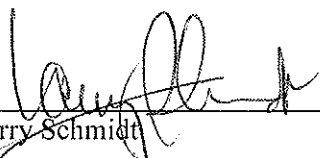
J.1 In the event of damage or destruction to any portion of the improvements on a Lot, the improvements shall be repaired or restored in accordance with the provisions of the applicable insurance requirements. In the event that the Owner is not required by insurance or chooses not to rebuild the improvements, the Owner shall clear the debris and have the Lot leveled within four (4) months from the date of destruction or damages. ACC approval is required prior to conducting any repair or restoration work. (DCCR Article IX, Section 2)

J.2 Any portion of a driveway damaged by vehicles, tree root intrusion or any other manner shall be repaired or replaced. Damage shall be considered cracks wider than one inch or uplifting of concrete greater than one inch.

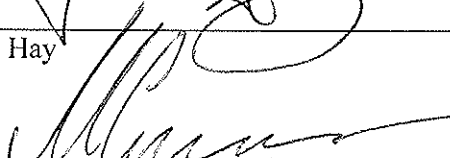
Approved and Adopted by the Board of Directors of the Sand Lake Point Homeowners Association, Inc. on the 20th day of May 2013.



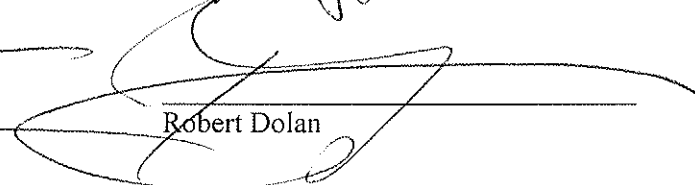
Tim Hay



Larry Schmidt



Mike Sabitov



Robert Dolan

ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS

These Rules and Regulations are adopted by the Architectural Control Committee (ACC), also known as the Architectural Review Committee (ARC), of Sand Lake Point pursuant to the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point.

WITNESSETH:

WHEREAS, the Architectural Control Committee of Sand Lake Point has the **full authority to regulate the use and appearance of the exterior of all properties within Sand Lake Point to assure harmony of external design and location in relation to surrounding buildings and topography and to protect and conserve the value and desirability Properties as a residential community**; and shall be in the best interests of the Association; and (DCCR Article V, Section 2)

WHEREAS, the Architectural Control Committee of Sand Lake Point has the **full power to regulate all exterior changes** to properties within Sand Lake Point; and (DCCR Article V, Section 1)

WHEREAS, the Architectural Control Committee of Sand Lake Point has the **authority to adopt, promulgate, rescind, amend and revise rules and regulations** in connection with its authority; and (DCCR Article V, Section 2)

WHEREAS, these Rules and Regulations supplement and clarify the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point. These Rules and Regulations are not intended to replace or super cede, nor are they to be construed as a comprehensive compilation of the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point, and;

WHEREAS, these Rules and Regulations are a compilation of previous Rules and Regulations adopted the Architectural Control Committee by of Sand Lake Point and as of the date of their approval replace any previous Rules and Regulations, and;

NOW, THEREFORE, the Architectural Control Committee adopts and promulgates these updated Rules and Regulations as of April 1, 2013. These Rules and Regulations supplement the provisions of the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point. All proposed alterations must comply with these Rules and Regulations and with the Declaration of Covenants, Conditions and Restrictions for Sand Lake Point.

Rule No. 1 – Procedures

1.1 **No changes, alterations, additions, reconstruction, replacements or attachments** (hereinafter collectively called “alteration”) **may be made to the exterior of any Lot, until the plans and specifications for the alteration are submitted to, and approved by, to the Architectural Control Committee in writing** using an ACC Review Form. The Architectural Control Committee may request additional information, documentation or explanation of any proposed alteration. The ACC may prescribe specific Guidelines based on the type of change or alteration contemplated. (DCCR Article V, Section 3)

1.2 All plans and specifications for an alteration submitted to the Architectural Control Committee must **show the nature, kind, shape, height, materials, locations, color and approximate cost of the alteration**. (DCCR Article V, Section 3)

1.3 **The Committee’s approval shall not be required of any changes or alterations within a completely enclosed area, provided the same are not visible from the Common Area or visually objectionable to any adjoining lot**. This does not relieve the Owner of the responsibility of submitting an application complete with detailed plans of such changes or alterations for an enclosed area of the exterior of the residence. The application will facilitate the ACC’s control and documentation of any applicable conditions of the approval. (DCCR Article V, Section 3)

1.4 **Nothing shall be kept, placed, stored or maintained upon the exterior of any lot** without the ACC's prior approval. (DCCR Article V, Section 3)

1.5 All applications for approval of an alteration shall be delivered to the Property Manager, and the Property Manager shall forward the request to the Architectural Control Committee. It is the Owner's responsibility to insure that a full and complete application is made to and received by the Property Manager in order to vest the ACC with jurisdiction to approve or disapprove the application. Owners are encouraged to obtain written confirmation of receipt of an application submitted to the ACC.

1.5.1 The application shall be forwarded by the Property Manager to the ACC where the Committee Chairman or designated Committee member shall date stamp or otherwise record the date the application is received by the ACC (hereinafter referred to as the "Receipt Date"). **If the Committee fails to approve or disapprove of an application within thirty (30) days** after the Receipt Date, **the Committee's approval shall be deemed to have been given.** A property owner who wishes to orally present an explanation of a proposed alteration, in addition to the required submission of written plans and specifications, shall so notify the Property Manager upon submission of the application, and an opportunity to be heard before the Architectural Control Committee shall be provided prior to a decision by the Architectural Control Committee. (DCCR Article V, Section 3)

1.5.2 **APPROVAL** – The Committee's approval shall be deemed to have been given when the Committee announces its approval of the application at the meeting and such approval is codified and recorded in the minutes of the meeting. Written notification of the Committee's approval of the application will be sent by the Property Manager to the Owner as soon as practicable following the meeting. Committee meetings are held monthly. Therefore written notification to the Owner may occur beyond the 30 day period and shall not be construed as the Committee's failure to act. The Architectural Control Committee, as a condition of approval of a proposed alteration, **may require reasonable security** to insure that the work will be completed in accordance with the approved plans and specifications, or to secure payment for any additional maintenance which may result from the alteration. (DCCR Article V, Section 5)

1.5.3 **DENIAL** – The Committee's denial shall be deemed to have been given when the Committee announces its denial of the application at the meeting and such denial is codified and recorded in the minutes of the meeting. Written notification of the Committee's denial of the application will be sent by the Property Manager as soon as practicable following the meeting. Committee meetings are held monthly. Therefore written notification may occur beyond the 30 day period and shall not be construed as the Committee's failure to act.

1.5.4 **REQUEST FOR ADDITIONAL INFORMATION** – Regardless of any statements made by the Committee or its members during deliberations, any application returned to the owner requesting additional plans and specifications or such other drawings or documentation as the Committee shall require shall be denied. Such denial shall not prevent or preclude the owner from supplying additional plans or specifications or such other drawings or documentation as the Committee may require. Any such resubmission of additional plans or documentation or such other drawings or documentation as the Committee may require shall constitute a new application and shall give the Committee a new thirty (30) day period to approve or disapprove the application.

1.5.5 All actions of the Architectural Control Committee in connection with an application for approval of an alteration shall be in writing, including approvals, disapprovals or requests for additional information. To know immediately the outcome of their application, property owners are encouraged to attend scheduled ACC meetings. Additionally, following the meeting the owner may contact the Property Manager to learn of the decision of the Committee.

1.6 **If no application has been made to the Architectural Control Committee, suit to enjoin or remove any structure, activity, use, change, alteration, or addition in violation of the prohibitions contained in this section may be instituted at any time.** Notwithstanding other remedies, the Sand Lake Point Community Improvement Committee (CIC) may also impose fines related to the failure to obtain approval from the ACC. (DCCR Article V, Section 3)

1.7 Violations of these Architectural Rules and Regulations **shall be enforced by the Sand Lake Point Board of Directors.** (DCCR Article V, Section 2)

1.8 A Property Owner may appeal in writing a decision of the Architectural Control Committee to the Sand Lake Point Board of Directors within thirty (30) days of the date of the decision by the Architectural Control Committee. The written decision of the Architectural Control Committee shall specify that the Property Owner shall have thirty (30) days from the date of the decision by the Architectural Control Committee within which to file any appeal to the Sand Lake Point Board of Directors.

Rule No. 2 – Fences and Walls

2.1 **No fences or walls shall be erected on Lots unless approved in writing by the ACC.** The ACC has established Fence Guidelines (see Exhibit 1 – Fence Guidelines) for the proper submittal of fence construction applications. Approval of a fence or wall will be contingent upon obtaining an Orange County Building Permit prior to construction. (DCCR Article V, Section 22)

2.2 No fence or wall shall exceed six feet in height. No fence or wall may be **erected closer than fifteen (15) feet to the front line of the residence** located on a property. For the purposes of this rule, the front line of the residence is the nearest front corner of the residence to the fence. The purpose of the restriction is to insure fences are located in the back of the home and are minimally visible from the street. Exceptions to such specifications may be permitted by the ARC. (DCCR Article V, Section 22)

2.3 The following types of materials are permitted for fences and walls: **wrought iron, wood, brick, stucco, brick or other masonry materials.** The definition of wrought iron may include materials giving the appearance of wrought iron such as aluminum, fiberglass or polypropylene. The definition of wood may include materials giving the appearance of wood constructed of synthetic fencing materials, hereinafter referred to as Vinyl, such as resin based composites, fiberglass, polypropylene and polyvinyl chloride(PVC). (DCCR Article V, Section 22)

2.4 No wood fence shall **be pre-manufactured or prefabricated prior to erection.** (DCCR Article V, Section 22)

2.5 Vinyl privacy fences shall be of tongue and groove construction only and, with the exception of gate hardware, which must be rustproof, no metal brackets or fasteners are permitted. Vinyl fence sections must include a rustproof metal reinforcement channel inserted inside the lowest horizontal beam to prevent sagging. Vinyl fencing must have a minimum of a twenty (20) year warranty from the manufacturer.

2.6 **No fence or wall may be constructed of uncovered or exposed concrete, uncovered or exposed concrete blocks, chain or chain link except as provided herein.** (DCCR Article V, Section 22)

2.7 No fence or wall may be painted unless the color is harmonious with the color of the residence. Proposed paint colors must comply with Color Palette guidelines as described in ACC Rule No. 8 and ACC approval must be obtained prior to painting or repainting. Painting of a Vinyl fence must be conducted per the specifications of the manufacturer and it must be demonstrated that such painting does not void the manufacturer's warranty.

2.8 Architectural features that are an implicit and integral part of the building design that might otherwise be construed as a fence or wall shall not, for purposes of rule no. 2, be defined as such. They shall be considered a part of the structure and Control of their appropriateness in that design shall be based on their own merits. For example, a privacy wall screening of a bathroom garden tub window shall be evaluated on the merits of its contribution or lack thereof to the overall look of the residence.

2.9 With respect to lakefront Lots only, **chain link fencing (not in excess of four feet in height) shall be permitted across the rear of the Lot only. Additionally, the fencing on lakefront Lots shall be located on the rear of the Lot upland from the swales created at the rear of the Lot. Chain link fencing shall not be permitted on the side of the Lot except between the swale and the lake. Chain link fencing shall not contain plastic strips or other similar materials which serve to make the fence opaque; and shall be green vinyl coated.** (DCCR Article V, Section 22)

2.10 **All lakefront Lots shall use fencing material and construction which does not prohibit the visual sight lines of neighbors as to the adjacent body of water.** Fences parallel to the street must have at least 50% of their square footage open to preserve sight lines for the benefit of passersby and neighbors across the street. (DCCR Article V, Section 22)

Rule No. 3 – Antennas

- 3.1 Unless otherwise permitted under applicable Federal or State laws, **no television or radio masts, towers, poles, antennas, aerials, wires, satellite dishes (or other similar receiving device), or electromagnetic device, or appurtenances thereto, shall be erected, constructed or maintained on any property so as to be visible from the exterior of the Lot.** (DCCR Article II, Section 5)
- 3.2 Unless otherwise permitted under applicable Federal Communications Commission laws, **all television antennas shall be erected and maintained completely inside** the structure of the residence and shall be of the “attic type.” (DCCR Article II, Section 5)
- 3.3 The allowance of the construction of an antenna by Federal or State laws or the Federal Communications Commission does not preclude the homeowner from obtaining ACC approval. ACC approval is contingent upon the antenna’s location, size and placement.

Rule No. 4 – Docks and Boathouses

- 4.1 **No dock or boathouse shall be constructed on a lakefront Lot or on or over State-owned lands or waters adjacent to or contiguous to a lakefront Lot unless the plans and specifications are first approved in writing by the ACC.** The ACC has established Dock and Boathouse Guidelines (see Exhibit II – Dock and Boathouse Guidelines) for the proper submittal of dock and boathouse construction applications. Approval of a dock or boathouse will be contingent upon obtaining all required Federal, State and County approvals and permits prior to construction. (DCCR Article II, Section 20 as amended May 2, 2006)
- 4.2 **Only one (1) dock or boathouse is permitted on any one lot or property.** (DCCR Article II, Section 20 as amended May 2, 2006)
- 4.3 **All docks and boathouses must be constructed approximately perpendicular to the shoreline.** (DCCR Article II, Section 20 as amended May 2, 2006)
- 4.4 **All docks and boathouses shall be set back at least one (1) foot from a side Lot line** of the property notwithstanding Federal, State or County requirements for additional set backs. (DCCR Article II, Section 20 as amended May 2, 2006)
- 4.5 **No dock or boathouse may project more than forty (40) feet into the lake from the normal high water line of the lake.** (DCCR Article II, Section 20 as amended May 2, 2006)

- 4.6 **The total area of the dock or boathouse shall not exceed one thousand (1000) square feet.** This limitation is subject to the discretion of the Architectural Control Committee to grant an exception for a walkway or dock extension no more than four (4) feet wide, if necessary, to accommodate shallow water. (DCCR Article II, Section 20 as amended May 2, 2006 and Amendment 8, October 27, 2011)
- 4.7 **No boathouse shall exceed twelve (12) feet in height at the highest point of the boathouse roof as measured from the water level of the lake involved. No railings shall be constructed above such twelve foot elevation.** (DCCR Article II, Section 20 as amended May 2, 2006 and Amendment 8, October 27, 2011)
- 4.8 **No dock or deck shall exceed two (2) feet in height as measured from the water level of the lake involved.** . (DCCR Article II, Section 20 as amended May 2, 2006)
- 4.9 The stain or paint colors used for the dock or boathouse must be approved by the ACC. The roof of the dock or boathouse shall be compatible with the materials, design and color of the residence roof.

Rule No. 5 – Seawalls / Bulkheads

- 5.1 All seawalls or bulkheads must have all necessary permits issued by appropriate governmental authorities.
- 5.2 No seawall or bulkheads shall be permitted unless **necessary to prevent or abate serious or substantial erosion of the shoreline.** (DCCR Article II, Section 21)
- 5.3 Construction of seawalls or bulkheads must comply with all applicable governmental regulations and any other conditions reasonably imposed by the Architectural Control Committee.

Rule No. 6 – Signs

- 6.1 **No sign of any kind shall be displayed to the public view on any Lot** or residence with the exception of customary name and address signs and one (1) “For Sale” lawn sign or one (1) “For Rent” lawn sign or one (1) political sign supporting candidates for election without the prior written consent of the Association. (DCCR Article II, Section 9)

Rule No. 7 – Sheds

- 7.1 **No storage sheds or similar structures shall be permitted** on any property unless the exterior appearance is in harmony with the residence in architectural style, texture, finish and color; and the building materials are compatible with building materials or materials giving the appearance of building materials used in the construction of the residence. (DCCR Article II, Section 24)
- 7.2 No storage sheds or similar structures may be constructed in the utility easements on any property.
- 7.3 All storage sheds or similar structures must be approved by the Architectural Control Committee and must have all necessary permits issued by appropriate governmental authorities prior to construction.
- 7.4 No metal storage sheds or similar structures will be permitted.
- 7.5 No two story storage sheds or similar structures will be permitted. Storage sheds should not exceed eight (8) feet in height. No storage shed shall be located within 15 feet of the nearest adjacent front corner of any residence. The height and location of any storage shed on the lot is subject to the approval of the ACC and shall take into consideration views and appearance from adjacent lots.
- 7.6 No storage shed or similar structure shall exceed 125 square feet in floor area.

**Rule No. 8 – Color changes to Residence, Trim, Roof or any Structures
Color Palette Guidelines**

- 8.1 Effective October 14, 2008, all exterior painting or re-painting must be conducted in accordance with the Association's Color Palette Guidelines (see Exhibit III – Color Palette Guidelines). Only colors in the approved Color Palette are allowed.
- 8.2 The Color Palette shall consist of colors presented in the Behr Paint Exterior Collection brochure (Item No. 50001540 07/7). Any paint manufacturer is allowed as long as the color matches the approved Color Palette color. The Homeowner's Association, by the vote of the Board of Directors at any time, may add or delete colors from the palette.
- 8.2.1 Natural wood with a clear finish or a wood tone transparent or semi-transparent stain finish over natural wood are included in the Association's Color Palette.
- 8.2.2 Simulated wood grain surfaces are included in the Association's Color palette as long as they are applied in accordance with detailed specifications provided by the Architectural Control Committee.
- 8.3 Samples of all colors shall be submitted for Control and approval by the Architectural Control Committee. Disapproval can be based on any grounds, including purely aesthetic reasons even though the colors chosen appear in the approved Color Palette.
- 8.4 Proposed changes in colors of roof shingles or tiles shall be submitted, along with color brochure or material sample, for Control and approval by the Architectural Control Committee. Architectural shingles, aka dimensional singles, are the only approved type of shingle for Sand Lake Point.
- 8.5 No painting or coating of driveways or sidewalks will be permitted.

Rule No. 9 – Yard and Landscaping Improvements

- 9.1 Architectural Control Committee (ACC) approval is required for any changes to landscaping.
- 9.2 ACC approval is required for the installing on the property any ornamental feature including water fountains, waterfalls, other water features, statues, wishing wells, decorative embellishments, etc.
- 9.3 The Homeowner's Association (HOA) is compliant with Senate Bill 2080, (FS. 373.185), which has put emphasis on Florida friendly yards and helping to protect Florida's eco systems. It is understood that HOA Covenants, Restrictions and Ordinances may not prohibit Florida friendly practices. This however, does not invalidate the HOA from reviewing, approving and enforcing standards and rules for the appearance and maintenance of landscaping to maintain the quality, beauty and value of homes in Sand Lake Point.
- 9.4 Specific lawn requirements include but are not limited to:
- 9.4.1 St. Augustine and Zoysia are approved turf options for yards in the neighborhood. No artificial turf is permitted since it is not a Florida friendly practice.
- 9.4.2 The area from the street curb to the edge of the sidewalk must be maintained as either turf or low growth ground cover not to exceed 6 inches in height. In no event should turf in this area be less than 50% of the total area between the street and sidewalk. No other plantings are permitted in this area with the exception of trees which when fully grown do not inhibit views to/from the street to the front of the house.

9.4.3 The area in front of the home shall be made up of plantings that allow the architecture of the front of the home to be shown. No excessive use of plantings that exceed 4 feet shall be used in the front of the home. The intent is to keep plants in proportion to the house and the space in the yard.

9.4.4 Turf shall consist of no less than 50% of the area of the front yard.

9.4.5 Mulch, rock, stone and other non-living ground coverings are not to be used as a substitute for turf and/or plant material. Non-living ground coverings are intended to enhance landscape areas and to help retain moisture for plantings. Excessive use of non-living ground coverings is prohibited. Mulch areas shall be kept free of weeds. Synthetic mulch materials such as rubber and excessive use of rock or stone are not permitted since they are not a Florida friendly practice.

9.4.6 Vegetable or herb gardens must be placed in the rear of the home and away from the view of any street.

9.4.7 Rain barrels are not prohibited; but materials, design, placement and shrouding must be approved by the ACC.

9.5 Detailed guidelines for submitting an application for landscaping improvements are provided by the ACC and a copy of Landscape Guidelines (see Exhibit IV – Landscape Guidelines) can be obtained from the offices of the Community Manager. These guidelines are subject to modification as new implementation and clarifications of Florida law bring change. For more information refer to the community's website at sandlakepoint.org.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 8th day of April 2013.

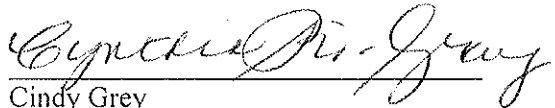


Duane Walterhouse

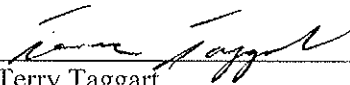
Gayle Blackert



Chris Bostick



Cindy Grey



Terry Taggart

EXHIBIT I

**ARCHITECTURAL CONTROL COMMITTEE
FENCE GUIDELINES**

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee for fence alterations and improvements. ACC approval is required for any changes to a fence.

The goal of the application should be to present a design that is:


- 1) Harmonious with the existing fencing of other properties within Sand Lake Point.
- 2) Comply with Article II, Section 22 of the Sand Lake Point Declaration of Covenants, Conditions and Restrictions and well as the Rules and Regulations of Sand Lake Point Rule No. 2.
- 3) Does not intrude upon the views and site lines of other properties within Sand Lake Point
- 4) Contingent upon obtaining an Orange County Building Permit for its construction.

The Homeowner must provide a detailed plan which includes the following:


- A completed Architectural Control Committee Application form.
- A plot plan/survey showing your design layout which indicates the dimensions and location of the fence noting the distance of the fence from the nearest front corner of the residence and the location and size of any gates.
- A full description of the materials to be used.
- Requests for vinyl fence approvals must include a copy of the proposal from the supplier/installer showing fence design, fence location, height and location of gate(s). Also required is a copy of the product warranty showing a warranty period of at least 20 years. (Industry standard is lifetime warranty)
- The finished color of the fence and if painted, the color as described in the Color Palette (see Sand Lake Point Rule 8) as well as the existing color of the residence. Painting of a Vinyl fence must be conducted per the specifications of the manufacturer and it must be demonstrated that it does not void the manufacturer's warranty.
- A description of the spacing between vertical posts and size of the vertical posts (must be at least 4"X4") as well as the horizontal structural supports (must be at least 2"X4" for wooden fences).
- A picture or photograph of the home showing the nearest corner adjacent to the fence.


The plan should provide the ACC with a complete and detailed understanding of exactly what you intend to create and/or modify.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 8th day of April 2013.

Duane Walterhouse 

Gayle Blackert _____

Chris Bostick 

Cindy Gray 


Terry Taggart 

EXHIBIT II

SAND LAKE POINT

ARCHITECTURAL CONTROL COMMITTEE

DOCK AND BOATHOUSE GUIDELINES

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee for dock and boathouse alterations and improvements. ACC approval is required for any changes to a dock or boathouse. Dock or boathouse changes may require Federal, State and County approvals and permitting.

The goal of the application should be to present a design that is:

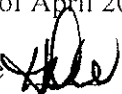
- 1) Harmonious with the existing dock structures of other properties within Sand Lake Point.
- 2) Compliant with Article II, Section 20 of the Sand Lake Point Declaration of Covenants, Conditions and Restrictions and well as the Rules and Regulations of Sand Lake Point Rule No. 4.
- 3) Contingent upon obtaining all Federal, State and County approvals and permitting prior to its construction or repair.

ACC requests for docks and boathouses must be submitted with the following:

- A site plan depicting the exact location of the proposed dock or boathouse with location of the normal high water mark and set backs from Lot lines depicted.
- Floor, roof and side elevation drawings and construction drawings showing dimensions of the proposed dock or boathouse including walkways, lifts, hoists and pilings. Also included should be the square footage size of the boat housing area, the length and width of the dock beyond the normal high water mark and the elevation of the dock above the existing water level.
- Color samples of the dock or boathouse structure as well as a sample of roofing materials to be used.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 8th day of April 2013.

Duane Walterhouse



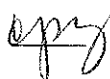
Gayle Blackert



Chris Bostick



Cindy Gray



Terry Taggart



EXHIBIT III

House Painting Guidelines

The Sand Lake Point Homeowner's Association has established guidelines for exterior house painting to maintain and improve the "curb appeal" of our community. These guidelines work in concert with our community's Declaration of Covenants, Conditions and Restrictions to provide everyone assistance in choosing appropriate exterior house colors. These guidelines are effective October 14th, 2008 and apply to house painting applications to the Architectural Control Committee after that date. These changes were necessary to help us comply with changes in Florida law.

The Homeowner's Association (HOA) wants to encourage use of a variety of exterior colors that compliment your home. To accomplish this, the HOA, has established a Color Palette with a variety of home Body colors with coordinating Trim and Accent colors.


Tips:

- Use colors that compliment the particular style of your home, your roof color as well as your brick, stone or paver color.
- Use all three colors – Body, Trim and Accent colors. The Accent can be used for your front door, drip edge, etc. Your garage door(s) should be painted the same color as either the home Body or Trim color


Color Palette Requirements:


- 1) You must choose a Body colors provided in the Community's approved Color Palette. The matching Trim or Accent color that goes with the Body color can be chosen. Alternate Trim or Accent colors can be chosen, but they must appear in the Color Palette brochure. [Brochure 1..pdf](#) [2..pdf](#) [3..pdf](#) [4..pdf](#)
- 2) The approved Color Palette is based on the Behr Paint Exterior Collection brochure available at Home Depot stores or by contacting our Property Management Company.
- 3) The Body and Trim colors can be interchanged. For example a Trim color in the brochure can be used as the main house color with the matching Body color used as trim.
- 4) The color combination you chose from the color palette must be submitted to the Architectural Control Committee (ACC) for final approval.
- 5) It is not necessary to use Behr brand paint as long as the paint brand you choose matches the color chip in the color palette.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 8th day of April 2013.

Duane Walterhouse 

Gayle Blackert _____

Chris Bostick 

Cindy Gray 


Terry Taggart 

EXHIBIT IV

LANDSCAPE GUIDELINES

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee for landscape alterations and improvements. ACC approval is required for any changes to landscaping.

The goal of the application should be to present a design that is:

- 1) Harmonious with the existing landscaping of other properties within Sand Lake Point.
- 2) Supportive of Florida friendly yards and Florida friendly practices as proscribed in Senate Bill 2080, (FS. 373.185)
- 3) Does not intrude upon the views and sight lines of other properties within Sand Lake Point
- 4) Allows the architecture of the front of the home to be shown.

The Homeowner must provide a detailed plan which includes the following:

- A completed Architectural Control Committee Application form.
- A plot survey showing your design layout which indicates the dimensions and location of the area(s) you intend to create and/or modify. A helpful brochure that can assist you in your design can be found at:
http://floridayards.org/landscape/2009_FYN_Handbook_non-508_web_vSept09.pdf
- Percentage of turf to remain in the front, side as well as the area between the sidewalk and the street.
- The specific type and quantity of each plant, shrub, mulch, turf, etc. you intend to use in each area. Florida friendly practices promote the use of the right plant in the right area such as the use of turf in low shade areas and the use of groundcover under large trees to minimize irrigation use.
- Spacing of proposed plant material. (Minimum spacing shall be – 1 gallon plants, 18” – 24” on center and 3 gallon plants, 30” – 36” on center).
- Identify planting bed edging material if applicable.
- A photograph and/or description of any ornamental feature and its location.
- Provide photographs of all existing landscaping.

The plan should provide the ACC with a complete and detailed understanding of exactly what you intend to create and/or modify.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 8th day of April 2013.

Duane Walterhouse



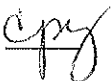
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