



Vero Lago

Architecture and Landscaping

4.3 Guidelines & Procedures



Vero Lago

Architectural Review Committee

Standards & Recommendations

Note to Homeowners:

The goal of your Architectural Review Committee is to provide a review system that is fair, consistent and prompt. We have established these standards and recommendations not to unnecessarily restrict Vero Lago homeowners, but rather to help maintain the aesthetics and safety of our neighborhood and retain our homes' values. This document is being published in an effort to inform Vero Lago homeowners of the Architectural Review Committee's standards and recommendations and to assist them in the ARC request process. It is, also, intended to help maintain consistency in ARC approvals. It may not be all inclusive and the ARC and Board reserve the right, as stated in our covenants, to apply standards not stated in this document.

It is expected that, from time to time, topics will be added and modifications made to individual topics. If you are viewing a downloaded or printed version of this document and using it to plan an architectural change, please check online to assure that you have the latest version. This version was modified on **4/7/2022**.

If you are planning an architectural project and/or have any questions that have not been addressed in this document or require clarification on a topic, please contact us via email at

VeroLagoARC@gmail.com

**Vero Lago
Architectural Review Committee Procedure**

Homeowner fills out and submits Vero Lago Initial ARC Request form to Management Company. The form can be downloaded from the Management Company's website.

Management Company reviews the form:

If work is to be performed by a contractor, determines if contractor License and insurance certificates are on file and notes so on the form.

The Management Company assigns a number to the request, posts it on the website and notifies the ARC members.

The ARC performs a preliminary review of the request package to determine if it includes all the required and completed documentation.

If needed, the ARC contacts the homeowner, advising the homeowner of the additional information or documentation needed.

If the request passes the ARC preliminary review:

The ARC determines if a security/damage deposit is required and the amount of that deposit.

An ARC member is assigned as the liaison to interface with the homeowner for this request.

This ARC liaison becomes the contact person for the homeowner.

The assigned ARC liaison contacts the homeowner and delivers the forms pertinent to the particular request to the homeowner with instructions on any additionally required documentation, along with contact information for the liaison. This can be done via email or in person.

The homeowner fills out these forms and forwards them to ARC liaison, along with required additional documents.

From this point, the ARC will complete the approval process as quickly as possible, but could take up to 45 days to review for approval.

ARC liaison checks forms for completeness and forwards forms to the Management Company for posting on the ARC website.

ARC reviews all forms to determine if the request meets all pertinent HOA covenant articles and HOA Rules & Regulations.

The ARC approves or denies the request at the next ARC meeting.

ARC contacts Management Company with results.

The Management Company contacts the homeowner with the results.

If request is denied, the homeowner can appeal to the HOA Board of Directors

Appeal Procedure

Written appeal must be received by the Management Company within 30 days of ARC written denial notice to the homeowner.

The Board will rule on the appeal within 45 days a receipt of appeal from homeowner.

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ARC Requests Security Deposit List

**** Security Deposit Amounts:**

Generator/Propane Tank Installation	\$2,000
Pool Installation	\$2,000
Patio or Driveway Extension	\$1,000
Fence Installation	\$500
Screen Enclosure w/ Patio Extension	\$1,000
Screen Enclosure w/o Patio Extension	\$500
Landscaping	(depends on scope of work)
Water Treatment	\$300
All Painting	\$200

Vero Lago Architectural Review
Committee House Painting

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Standards

An ARC request submittal is required for all house painting in any approved color palette selection. The painting same color form will no longer be used.

Paint Colors must be selected from approved color palette which includes all house and trim colors. Color schemes may be used but any combination of the existing colors from all schemes will be considered by the ARC Committee. Also new accent colors may be introduced for doors and shutters and will be reviewed by the ARC Committee for approval and inclusion into the approved color palette.

Paint chips/samples must be submitted for all proposed house painting not using Sherwin Williams paints. This is required to maintain consistency in color due to the fact that paint colors vary by manufacturer. If Sherwin Williams' paints are used from the approved color palette, submittal of paint chips/samples to the ARC Committee is NOT required.

The colors will be reviewed by the ARC prior to approval to assure that the selected colors exist on the approved color palette. There are no longer any restrictions of color selection not matching the next door neighbors' house color.

Allowed paint sheen is limited to flat or satin finish. The garage door and/or entry door can be any color in the approved color palette selection. Any color not in the color palette requires ARC review for aesthetic purposes prior to approval.

**Recommendations - All mold, mildew, and dirt should be removed prior to painting to improve paint coverage and adherence.
All surface damage should be repaired prior to painting.
It's suggested that the best affordable quality of paint be used to assure the paint lasts as long as possible.**

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Paint chips or samples of all colors

There may be other documentation and/or information required by the

ARC

Vero Lago Architectural Review Committee

Rain Gutters

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Standards

An ARC request submittal is required for rain gutter installations. Complete and submit the full ARC form available from the Management Company.

Color must blend with the house's approved color scheme's soffit and fascia. _____

It is the homeowner's responsibility to ensure that the downspout water is directed so as to cause no damage to sod and to avoid water puddling in the swale area.

It is the homeowner's responsibility to ensure that the rain gutter installation in no way obstructs the performance of our landscaping contractors.

Recommendations

French drains may be an appropriate solution to redirect the downspout water if it cannot be adequately controlled with downspout extensions and splash blocks.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Paint chips or samples of all colors

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Window Replacement

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Standards

An ARC request submittal is required for all window replacements and/or installations.

All windows on the house must be of the same style and color.

Color may be white or bronze.

Replacing original grille windows (Fig.1) with windows without grilles is allowed as long as the new windows match the style and color of the windows on the rest of the house.

Exterior removable grilles are NOT allowed.

Lattice style windows are NOT allowed. (Fig.2)



Fig.1



Fig.2

Sliding windows (Fig.3) may be replaced with single hung windows (Fig.4) as long as the new windows match the style and color of the windows on the rest of the house.



Fig.3



Fig.4

Recommendations

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Picture or architectural drawing depicting the window style

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Hurricane Shutters

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Standards

An ARC request submittal is required for all permanent hurricane shutter installations.

The color of the permanent folding hurricane shutters when open or closed must blend with the home's approved color scheme.

Permanent Hurricane Shutters or other protective devices visible from the outside of the home shall be of a type as approved in writing by the ARC. Panel, Accordion, Colonial, Bahama, and Roll up style Hurricane Shutters may not be left closed during hurricane season (or at any other time.) Shutters may only be closed 5 days prior to a hurricane warning for Indian River County. Shutters must be reopened within five (5) calendar days after the hurricane warning is lifted for the county, or three (3) calendar days after power has been restored, whichever is later.

Recommendations

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Sample of the shutters' color, either a chip or brochure

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Patio Extension

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Standards

An ARC request is required for ALL patio extensions.

The pavers used must blend with the original patio pavers, in both color and pattern, or the entire patio may be replaced with ARC approved pavers.

The Homeowner must contact the current Vero Lago irrigation contractor in advance to determine what modifications will be needed to your irrigation system. Needed modifications are to be completed by the current Vero Lago irrigation contractor at the homeowner's expense.

Recommendations

Consider whether or not you will eventually install a screen enclosure over your patio. If so, plan to include the required concrete footer installation when initially laying the pavers.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form
Vero Lago Homeowners Affidavit
Attachment A, Security Deposit
Contractor's Name
Contractor's License Certificate
Contractor's Insurance Certificate
Contractor's Worker's Compensation Certificate or Exemption
Readable Site Plan with Planned Work Clearly Depicted
Type of materials (Pavers, Concrete, etc.)
Provide Color and Pattern Information, Preferably Samples or Photos
There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee

Driveway Extension

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Standards

An ARC request is required for ALL driveway extensions.

Extensions are considered for one-car or two-car garage driveways only.

No extensions are allowed for three-car garage driveways.

The maximum extension width for a one-car garage is not to be greater than eight (8) feet.

The maximum extension width for a two-car garage is not to be greater than four (4) feet.

The extension must NOT extend beyond either side of the house. See Fig.3, below.

All extensions should be added by widening the driveway toward the center of the house.

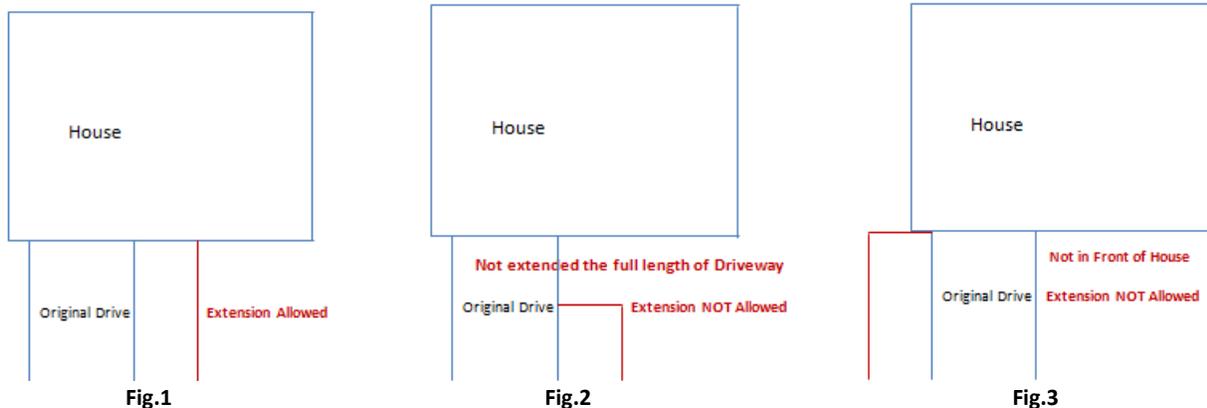
The driveway must be widened evenly along the ENTIRE length of the driveway. No partial extensions will be approved. See Fig.1 and Fig.2, below.

The pavers used must match and blend with the original patio pavers, in both color and pattern, or the entire driveway may be replaced with ARC approved pavers.

The driveway edging of the extension must match the edging pattern on the opposite side of the driveway.

Both corners of the finished driveway must have the proper returns where they meet the road.

Every ARC request for a driveway extension will be evaluated individually for aesthetics and the effect on neighbors' homes.



Recommendations

Power washing the old pavers and then sealing the entire driveway may help when trying to blend the old and new pavers

Distributing the extension along both sides of the driveway may present a more balanced appearance to the driveway.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Attachment A, Security Deposit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Readable Site Plan with Planned Work Clearly Depicted

Type of materials (Pavers, Concrete, etc.)

Provide Color and Pattern Information, Preferably Samples or Photos

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Screen Enclosure

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Standards

An ARC request is required for ALL screen enclosures.

All screen enclosures must conform to all applicable Florida and Indian River County building codes.

Color screen enclosure framing must be bronze aluminum. An exception to this is if the house's window frames are white, the screen enclosure framing may be white or bronze.

If a concrete pad is required, a security deposit as described on Attachment A is required.

Recommendations

While it is understandable that, if you have white window frames on your house or a white fence in your yard, you may want white framing for your screen enclosure, a color of bronze is recommended. The bronze color will not show dirt as readily as white, keeping it cleaner looking for a longer period of time. Keep in mind that the homeowner is responsible for cleaning the screen enclosure; bronze framing may make this task easier. It will, also, blend more aesthetically with the neighborhood décor.

When installing your enclosure, we recommend having your contractor install a solid panel of about 12" to 18" high at its base. The addition of a mulch bed and/or landscaping around the perimeter will, also, help protect the screen from damage when struck by landscaper's trimming equipment.

The homeowner may be required to sign an acknowledgement that, by approving the screen enclosure installation, the ARC and HOA are not responsible for this possible damage.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Attachment A, Security Deposit

Readable Site Plan with Planned Work Clearly Depicted

Elevation Rendering of Planned Work

Signed Vero Lago Screen Enclosure Acknowledgement

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Pool Installation

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Standards

An ARC request is required for ALL in ground pool installations.

All in ground swimming pool installations must conform to all applicable Florida and Indian River County building codes.

Pools are allowed in backyards only.

Access to pool construction area must be clearly depicted on a site survey. This must not include access through preserve areas. If a neighbor's land is used for access, the neighbor's written and signed permission must be submitted prior to an ARC request approval.

All areas damaged during pool construction are the owners responsibility to repair and will be part of final inspection. This includes, but is not limited to, sidewalks, light poles, grass and irrigation equipment.

The request must include information on the planned pool deck type, color and pattern. Preferably include sample pictures or brochures depicting material.

All pool equipment must be concealed with landscape screening.

If adding landscaping around the pool, see [Landscaping](#).

If adding a screen enclosure around the pool, see [Screen Enclosures](#).

If adding a fence around the pool, see [Fence Installation](#).

If adding a solar pool heating system see [Solar Panel](#).

Above ground pool installations, either permanent or temporary, are prohibited.

Recommendations

Consider if a solar panel is to be installed for heating the swimming pool or it's a possible future addition. Plan your pool pump location as close as possible to where a solar panel would be located to minimize long water pipe runs. Water pipe runs across the roof are NOT allowed. See [Solar Panel](#).

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Readable Site Plan with Planned Work Clearly Depicted

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Attachment A, Security Deposit

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Fence Installation

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Standards

An ARC request is required for ALL fence installations.

New fence installations must be BRONZE in color and be of an aluminum rail picket type.

Rails will be no wider than one (1) inch.

Pickets will be no closer than three (3) inches.

Height will be 48 inches when finished.

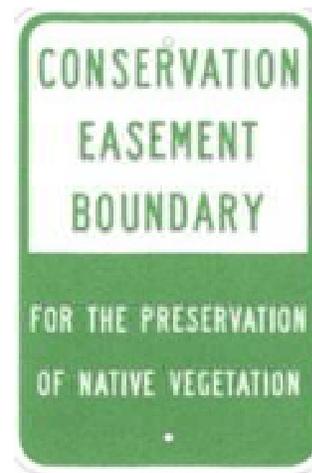
At least one gate must be a minimum of five (5) feet wide to allow access to lawn maintenance equipment.

The Homeowner must submit a site survey indicating the location with respect to the property lines and existing improvements. It must, also, depict the location and swing of all gates.

The request must state the type of fence including materials, height, drawings, color, finish and decorative style.

If adding landscaping around the fence, see [Landscaping](#).

Posts are required by the County to define the edge of the Conservation Easement. Nothing is allowed in the Conservation Easement. Below is a photograph of the post and sign.



Recommendations

While placing the fence directly on property lines is allowed, it is recommended that the fence be installed at least six (6) inches on your side of the line to facilitate the following.

To assist in lawn maintenance the homeowner installing a fence should create a maintenance strip below his new fence. That would include:

- removing a strip of existing sod (probably 8" wide and centered on the fence) along the entire length of the new fence
- installing a continuous vertical barrier on both sides of the strip to contain mulch or stone and discourage grass runners from growing into the strip
- installing a geotextile fabric underneath to prevent (or at least reduce) weed growth in the new strip
- filling between the barriers with an approved mulch or stone product.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Readable Site Plan with Planned Work Clearly Depicted

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Attachment A, Security Deposit

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Electrical Generator Installation

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Standards

An ARC request is required for ALL electrical generator installations.

All electrical generators must be installed in accordance with all IRC codes and ordinances.

Whenever reasonable, the electrical generator must be placed in a location that will conceal it as much as possible from the street and the neighbors' view. It must, also, be screened with landscaping. Plans, stating the type of landscape material used for concealment, must be included with the ARC request.

The Homeowner must contact the current Vero Lago irrigation contractor in advance to determine what modifications will be needed to your irrigation system. Needed modifications are to be completed by the current Vero Lago irrigation contractor at the homeowner's expense.

Recommendations

Match the landscape screening to that which is around your AC unit.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Propane Tank Installation

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Standards

This requirement is NOT for the standard 20-pound tanks used for grills or fire pits.

An ARC request is required for ALL propane tank installations.

All propane tanks must be underground.

All propane tanks must be installed in accordance with all IRC codes and ordinances.

The Homeowner must contact the current Vero Lago irrigation contractor in advance to determine what modifications will be needed to your irrigation system. Needed modifications are to be completed by the current Vero Lago irrigation contractor at the homeowner's expense.

Recommendations

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Attachment A, Security Deposit

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Solar Panel Installation

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Standards

An ARC request is required for ALL solar panel installations.

All solar panels must be installed in accordance with all Florida and IRC codes and ordinances.

Elevation drawings depicting location of all panels, conduit and water pipes must be submitted with the ARC request.

In an effort to maintain an aesthetically consistent look throughout the community, water pipes or electrical conduit runs are NOT allowed across the roofs.

Recommendations

We realize that the ideal location of the solar panel is limited.
Please consider your neighbors' view when choosing the placement of your equipment.

If the solar panel is to be used for heating a swimming pool, plan on locating your pool pump as close to the planned panel location to eliminate water pipes across the roof.

Paint all solar panel electrical conduit or water piping to match your house.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form
Vero Lago Homeowners Affidavit
Contractor's Name
Contractor's License Certificate
Contractor's Insurance Certificate
Contractor's Worker's Compensation Certificate or Exemption
There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Solar Tube Installation

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Standards

An ARC request is required for ALL solar tube installations.

An elevation drawing depicting location of the solar tube on the roof must be submitted with the ARC request.

Recommendations

Any shiny exposed areas should be painted to blend with the roof color.

It is suggested that a high impact model be installed whenever available for wind and hurricane protection.

It is, also, suggested that a low-profile solar tube be installed whenever possible, for a more aesthetically integrated look with the roofline.



Standard Profile



Low Profile

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee

Landscaping

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Standards

See [Modifications that do NOT Need an ARC Request](#) to see which landscape modifications can be performed without submittal of an ARC request.

An ARC request submittal is required for ALL other landscape modifications. This includes changes to landscaping installed by the original building contractors.

For Permanent Landscape Bed edging see [Landscape Edging](#).

Homeowners shall be held liable for any direct, indirect, or consequential damage caused by unauthorized modification of existing irrigation system and components when making any landscape modifications.

Creation of any additional planting bed shall require ARC request submittal and approval prior to installation.

Maintenance of any landscaping installed by a homeowner, after approval by the ARC, shall be the sole responsibility of the homeowner. This includes fertilizing, watering, pruning, replacing and controlling disease and insects.

Recommendations

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Readable Site Plan with Planned Work Clearly Depicted

Pictures or other renderings of all items included in the planned modification

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee

Landscape Edging

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Standards

This standard is for edging or curbing only and the creation of any additional planting bed shall require an ARC request submittal for Landscaping and approval prior to installation.

Permanent Landscape Bed edging (extruded concrete, brick pavers, or other specifically approved material) around any landscape bed shall require an ARC request submittal prior to installation. Permanent edging should be sufficiently deep and solid so as to prevent weed or grass growth through or beneath the installation and configured to provide necessary clearances, curvatures, and grade elevations so as not to interfere with any contractor's standard lawn and landscape maintenance equipment and maintenance services.

The curbing should be sufficiently anchored as to withstand the minor collisions of standard landscape maintenance and remain in its originally installed location and condition.

The homeowner shall be solely responsible for maintenance of any curbing installed and shall hold the Association and its contractors harmless in the event of damage to such curbing.

Indian River County does not allow permanent concrete structures in a utility easement. Therefore, the ARC will not approve the installation of extruded concrete curbing, or any paver edging set in a cement mixture, within a utility easement.

Further requirements are:

1. Must blend with driveway pavers when installed in the front or side yard.
2. Must blend with any other exposed patio pavers and edging when installed in the back yard.
3. Maximum allowed height is 5 inches at the peak and width is 7 inches at the ground level.
4. The ARC may request marking of the ground with flags and/or temporary turf paint so the end results can be more easily visualized and easement and property line offsets measured prior to ARC approval.
5. Mandatory submittal of the planned curbing drawn on a site survey. Width and height of curbing must be stated.
6. Mandatory submittal of picture of planned curbing, from brochure or website, showing proposed color.
7. Installations will be prohibited where our landscape contractor's equipment would be too restricted or exposed to possible damage.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Readable Site Plan with Planned Work Clearly Depicted

Pictures or other renderings of all items included in the planned modification

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Flags & Flagpoles

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Standards

An ARC request is NOT required for flags or free-standing flagpoles which are allowed in accordance with **FL Statute 720.304(2) (2020)** as amended from time to time.

A single wall-mounted flag staff (not exceeding 6' in length) for display of an approved flag may be attached to a house as long as its position does not impede landscape or lawn maintenance.

A tree-mounted flag attachment can cause damage to the tree over time. For this reason tree attachments will NOT be approved.

Overall height (including base) shall be limited to 20' above the original grade elevation.

Flagpole and flag installations must be located so as to not to interfere with public rights-of-way, utility easements, drainage easements or vehicular and/or pedestrian safety by obstructing intersection sightlines. Upon request, the ARC will perform a courtesy review of your site plan to insure that your planned location for the flagpole meets these requirements.

Flags will not exceed 4'-6" x 6'-0" in size.

Flags may be United States or US Military flags.

Homeowner shall be responsible for trimming or edging the lawn and/or landscaping around any flagpole installation that cannot be maintained within the landscape contractors' standard practices and service contract with the Association.

Recommendations

Flagpoles should be equipped with noise reduction devices to eliminate all banging of snap hooks and clasps.

If a flagpole is being erected by a contractor, assure that he is properly licensed by IRC and/or the state of Florida where applicable.

Vero Lago Architectural Review Committee

Yard Ornaments

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Standards

See [Modifications that do NOT Need an ARC Request](#) to determine when an ARC request submittal for yard ornaments is not required and the size limits. An ARC request submittal is required for ALL other yard ornaments.

Yard ornaments include, but are not limited to, birdbaths, bird feeders, birdhouses, potted plants, benches, statues or other objects of art.

It is the homeowner's responsibility to insure that all yard ornaments are secure during times of high winds and/or hurricanes.

The submittal of a site survey clearly depicting the planned location of the yard ornament(s) is required before ARC approval.

A maximum of **three (3)** ornaments in the front yard is allowed without the submittal of an ARC request. A maximum of **five (5)** ornaments in the back & side yards combined is allowed without the submittal of an ARC request.

With the submittal of an ARC request, a maximum of **seven (7)** ornaments may be allowed in the back and side yards combined. The request will be reviewed by the ARC for size/type/location prior to approval.

For purposes of this standard, the front yard will be considered as extending to the sides of the house up to and including the area of your AC unit. This also includes the same distance on the other side of the house. The remainder of the sides will be considered as part of the back and side yard combination.

If your house has a screen enclosure, either at the front entry or the back yard patio, placement of any yard ornaments within the enclosure does not require an ARC request. These ornaments are not counted towards the number of maximum allowed. It is required, however, that there is actually an enclosure and the ornaments are not easily visible from the street or by your neighbors.

Overall height (including base) for a birdbath, statue, bench or water fountain shall be limited to three (3) feet.

Birdbath or water fountain location shall be approved by the ARC prior to installation.

They must be placed in a location that is unobtrusive and not readily visible from the street or common areas and shall be adequately screened by landscaping, if necessary, or by other visual barriers as approved in writing by the ARC.

Birdbaths, birdhouses, bird feeders and water fountains must be neutral in color. No bright or fluorescent colors are permitted.

A tree-mounted birdhouse or birdfeeder can cause damage to the tree over time. For this reason tree attachments will NOT be approved.

Front yard benches should be color-coordinated with the home's approved color scheme so as to blend into their surroundings rather than stand out.

Any bench location must be approved by the ARC prior to installation.

All decorative items and potted plants in the front yard shall be located within established planting beds or on paver driveway surface within 3' of the front garage wall.

Recommendations

Please consider your neighbors' view when planning type and placement of yard ornaments.

(Yard Ornaments, continued)

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Readable Site Plan with Planned Work Clearly Depicted

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Play Structures

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Standards

An ARC request submittal is required for all play structures.

Common playground equipment designed for children is permitted only in the back yard.

All play structures and attachments must be secured during times of high wind and/or hurricane conditions.

A site survey with the planned location must be submitted with the ARC request.

A detailed sketch or picture of the planned structure must, also, be submitted with the ARC request.

Homeowner shall be responsible for trimming or edging the lawn and/or landscaping around any play structure that restricts maintenance by the landscape contractors using their standard practices and equipment.

Recommendations

Please consider your neighbors' view when choosing the placement of your play structure.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Readable Site Plan with planned structure clearly depicted

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee

Tree Removal

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Standards

This standard is not a replacement for the work order process that is to be used when a tree planted by an original building contractor needs removal due to damage or disease. This is a standard for when a homeowner wishes to remove a tree for reasons that are outside of the responsibility of our HOA.

An ARC request submittal is required for any tree removal.

Tree stumps must be cut back below ground level.

Mulch or sod, whichever is appropriate, must be placed over the removal spot so that the spot is not visible from the road or to your neighbors.

Recommendations

The homeowner should be aware of the Indian River County canopy tree requirements and sign the ARC provided acknowledgement of their awareness.

We recommend replacing any removed tree with a tree of the same species or a suitable ARC approved substitute.

We recommend having at least one tree in each front yard.

You Will Be Requested To Submit The Following Documentation/Information

Vero Lago Disclaimer-Release Form

Vero Lago Homeowners Affidavit

Readable Site Plan with planned work clearly depicted

Contractor's Name

Contractor's License Certificate

Contractor's Insurance Certificate

Contractor's Worker's Compensation Certificate or Exemption

Signed Vero Lago Canopy Tree Requirements

There may be other documentation and/or information required by the ARC

Vero Lago Architectural Review Committee
Homeowner DIY Responsibilities

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Any DIY project may be subject to a pre-inspection and/or post-inspection as determined by the ARC.

It is the responsibility of the Homeowner to apply for the required IRC permits for each individual project prior to beginning work.

Vero Lago Architectural Review Committee
Prohibited Architectural Modifications

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This list is not all inclusive.

Sheds or other temporary buildings or structures

Vegetable Gardens

Fruit Trees

Dog Kennels and/or Dog Runs

Stationary Awnings

Above Ground Swimming Pools

Above Ground Spas or Hot Tubs

- Unless concealed in a screen enclosed patio.

Permanently Mounted Basketball Hoops

Portable Pergolas or Gazebos

- Allowed only if erected as **permanent structures** and after obtaining an IRC building permit.

Vero Lago Architectural Review Committee
Modifications that do NOT Need an ARC Request

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(As Stated in the Vero Lago Consent Agenda. Approved by BOD 2/15/2019 as an open ARC application)
Placement or installation of any item other than as prescribed herein may only be permitted after ARC request submittal and formal approval by the Architectural Review Committee. Failure to remove any materials placed contrary to these guidelines or without an ARC approval shall subject the Homeowner to fines as outlined in the covenants until such items are removed, relocated, or revised to comply with all applicable guidelines and requirements.

Decorative Front Yard Items (including potted plants)

- a. Potted plants in front of a house shall be limited to three (3) pots. No pot shall exceed 24" in diameter or 24" in height.
- b. A bird bath, statue, or bench (limited to 3 feet in height per existing covenants) may be substituted for one of the allowed potted plants. **However, Bird Baths, statues and benches do require an ARC request submittal.**
- c. All decorative items and potted plants shall be located within established planting beds or on paver driveway surface within 3' of the front garage wall.
- d. All decorative items and potted plants shall be properly installed and maintained by Homeowner so as not to interfere with lawn or landscape maintenance activities.
- e. Homeowner shall not install or maintain any object within a dedicated utility easement without permission obtained through ARC review and approval.
- e. Homeowner shall secure or remove all decorative items prior to a hurricane event.
- f. Homeowner shall be solely responsible for any and all non-original items and materials placed within planting beds that are maintained by Association's authorized personnel or maintenance contractors and shall hold those parties harmless in the event of damage to such items, even if such damage is due to negligence on the part of any authorized party.

Decorative Back Yard Items

- a. Potted plants in back and side yards of house shall be limited to a total of five (5) pots not to exceed 30" in diameter or 30" in height.
- b. Decorative items and potted plants shall be placed only in existing planting bed.
Creation of any additional planting bed shall require ARC request submittal and approval prior to installation.
- c. All decorative items and potted plants shall be maintained by the homeowner in an attractive and nuisance-free state.
- d. Decorative items and plants shall not interfere with lawn or landscape maintenance.
- e. Any bird bath, statue, [or bench] shall be limited to 3 feet in height. [Per existing covenants]
- f. Homeowner shall secure all decorative items prior to a hurricane event.
- g. Furnishings, accessories, and plantings in back yards of homes shall be maintained in a condition and order that does not present a hazard to nor diminish the value of any home in the neighborhood.

Flags

- a. Homeowners may display one portable, removable U. S. flag, official State of Florida flag, or armed forces flag in strict accordance with Florida statute. [Section 720.304(2)]
- b. Display of American flag is permitted by U. S. [Freedom to Display the American Flag Act of 2005]
- c. Flag size shall not exceed 4'-6" x 6'-0". [Per Florida Statute section 720.304(2)]
- d. A single wall-mounted flag staff (not exceeding 6' in length) for display of an approved flag may be attached to a house as long as its position does not impede landscape or lawn maintenance.

Flagpoles

An ARC request is not required for a free-standing flagpole. See [Flags and Flagpoles](#) standard.

Portable Basketball Hoops

Portable basketball hoops are allowed.

The must be stored in garage when not in use.