

## Additional ARC Regulations Modified: February 14, 2023

### **Roofs:**

1. Roofs may be asphalt shingles, metal, tile, or solar shingles.
2. Metal roofs must be standing seam.

### **Driveways:**

1. Homes on the golf course or lake front must have paver driveways.
2. Interior homes must have concrete driveways.
3. Asphalt or gravel driveways are not permitted.
4. Interior home driveways may be sealed, but the color of the sealer must be as close to the color of concrete as possible. The color (H&C Concrete Sealer Solid Color - Terra Nova #HC-211) must be approved by the ARC.
5. Driveways of homes on the golf course or lake front may be sealed with a clear sealer only.
6. Driveways may be widened. Widening must be done with pavers only. Pavers may not be placed around existing sidewalk. The sidewalk must be removed to accommodate the pavers used for widening. Concrete driveways must have matching widening sections on both sides. Driveway extensions may not extend beyond the home's border or existing landscape beds.

### **Front Walkways:**

1. Walkways on all homes must retain material as originally constructed, but modifications may be made according to #2 and #3 below.
2. Homes with front porches covered with pavers may replace the concrete walkway with pavers. Pavers must be level with common area sidewalk. The color of the pavers must be approved by the ARC.
3. Interior home concrete walks may be sealed, but the color of the sealer must be as close to the color of concrete as possible. The color (H&C Concrete Sealer Solid Color - Terra Nova #HC-211) must be approved by the ARC.

### **Solar Panels:**

Installation of solar panels in Pointe West is permitted with exceptions. Installation of solar shingles is also permitted. North Townhomes and Central Townhomes do not allow solar panels since those Sub-Associations insure the roofs. The Villa Sub-Association must approve solar panels, but that Board has restrictions which are listed below.

1. If the installation of solar panels on a Villa roof causes damage or leaks to that roof, it is the responsibility of the owner to make those repairs.
2. In the event a Villa roof is to be replaced, and solar panels have been installed, it is the responsibility of the owner to have the panels removed prior to the replacement of the roof and then reinstalled after the roof has been replaced.
3. If the current owner of the Villa was not the owner who installed the solar panels, the new owner is not absolved from the responsibilities outlined in #1 and #2 above.
4. Installation of solar shingles is not allowed.

## **Porch and Front Stair Railings:**

All railings must be PVC, steel, or aluminum and white in color. Design must be approved by the ARC.

## **Pole Flags, Garden Flags, Yard Signs, and Yard Decorations**

1. Flags on yard or home-mounted poles may be American or Military. Any changes to the American Flag are not allowed. Any other flags are not allowed. ARC request for an approved flag is not required unless the homeowner is installing a pole in the yard.
2. Garden flags are permitted and do not require and ARC request. These may be of the seasonal or welcoming type. Political garden flags are not permitted.
3. Yard signs of any type are not permitted. These include, but are not limited to political, contractor, or for sale signs. The one exception is: School related signs are permitted for a period of two weeks, and an ARC request is not required.
4. Yard decorations are permitted but must not be located on the grass and not impede landscape service. In the event yard decorations become excessive, the ARC may request the homeowner to moderate those decorations. An ARC request is not required for yard decorations.
5. Holiday decorations are not permitted to be placed on the grass.

## **Equipment and Trash Can Shielding**

1. The following must be shielded from view: air-conditioning units, pool equipment, irrigation pumps, and whole-house generators.
2. Shielding of equipment may be accomplished with fencing or landscaping. In either case the shielding must be sufficient to shield the equipment from view within forty-five (45) days of the equipment installation.
3. It is recommended that trash and recycling containers be stored out of view in the garage. If these cans are stored outside, they must be shielded from view by fencing or landscaping. Outdoor shielding of trash/recycling cans must be approved by the ARC.

## **Edging and Irrigation Donuts**

- 1. Edging of any kind must be approved by the ARC.**
2. Edging that restricts access to lawn areas to less than six (6) feet are not allowed. This allows mower access.
3. Maintenance and repair of edging is responsibility of the homeowner.
4. Concrete irrigation donuts are not allowed in any grass areas.

## **Landscape Lighting**

1. Landscape lighting is permitted and does not require and ARC request but must be the color of the light bulb and bulb enclosure must be clear or white.
2. All lighting must be placed inside mulch beds and be no closer than twelve (12) inches from the perimeter of the bed.
3. Landscape lighting may not be placed in any grass areas.

## **Landscape Beds**

1. Although it is not required, it is recommended landscape beds be mulched to prevent dirt and sand from washing out.
2. Rock inside any landscape bed bordering grass is NOT allowed unless it is captured by edging which is resistant to trimmer damage. The edging must be of sufficient height as to effectively contain the rock. Beds such as this must be approved by the ARC, and the specifications of the edging material must be supplied.

## **Gutters and Downspouts**

1. Gutters are recommended for all homes but are not required. Gutter installations must be approved by the ARC. Any color other than white requires special approval.
2. Downspouts must exit inside landscape beds and not on the grass.

## **Sides of Homes**

1. The side of the home must have some kind of border between the grass and the structure.
2. A six (6) inch border of mulch between the grass and the home is the minimum.
3. An eighteen (18) inch border with plants every thirty-six (36) inches is recommended.

## **Screened Enclosures and Screening of Porches**

1. All screening requires approval by the ARC.
2. The frame and access door color of all enclosures must be white, bronze, or black.
3. Screened enclosures may require a permit from Indian River County.
4. An outline of a screened enclosure must be shown on an existing survey when the ARC request is made.
5. The outside perimeter of a screened enclosure must have an eighteen (18) inch border of mulch and plants with a minimum height of twelve (12) inches every thirty-six (36) inches.

## **Painting of a Home's Exterior**

1. Exterior painting of a home requires ARC approval.
2. The color must be one that is on the approved color list available from Elliot Merrill.

## **Pool Installation**

1. All pool installations require approval by the ARC and a permit from Indian River County.
2. Above ground pools are not permitted.

## **Basketball Hoops**

1. Portable basketball hoops are not permitted.
2. Permanent installation of a basketball hoop is permitted with ARC approval.

## **Exterior Structures**

1. Exterior structures such as cabanas, sheds, or pool houses are not permitted.
2. Structures such as a pergola are permitted with ARC approval. If placement of such a structure interferes any neighbor's view, the request will be denied.

## **Home Made Exterior Structures**

1. Any home made exterior structures such as shelves, planters, trellises, or raised flower beds must be approved by the ARC.
2. A detailed design of the structure must be submitted to the ARC prior to construction.
3. Maintenance of the structure is the responsibility of the home owner.