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ARCHITECTURAL DESIGN CRITERIA

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- a.) Screened Front Porches – defined as screens mounted on the exterior porch that was part of the original floor plan and located on the front elevation of the home.
- 1.) Aluminum framing must be white or bronze in color.
 - 2.) Screens will be charcoal, bronze, or black in color.
 - 3.) The design of the screen door must be included in the Architectural Request for approval.
 - 4.) Garage door screens are not permitted.
- b.) Screened Porches – defined as screens mounted on an exterior porch that was part of the original floor plan and located on the rear or side elevations of the home.
- 1.) Aluminum framing can be white or bronze.
 - 2.) Screens will be charcoal, bronze, or black in color.
- c.) Extended Screen Enclosures – defined as an enclosure extending outward from the perimeter of the home surrounding a pool or an extended patio, wherein modification is made after the closing of a home and not part of the sale of the home from the Developer. (Requires the submission of a lot survey)
- 1.) The location and the size of the enclosure will be determined based on a review of the lot survey and shall be considerate of setback lines and location of neighboring structures.
 - 2.) Aluminum framing can be white or bronze.
 - 3.) Screens will be charcoal, bronze, or black in color.
 - 4.) The design of the screen door must be included in the Architectural Design Request for approval.
 - 5.) The roof of the enclosure must be peaked or mansard, depending on the size of the enclosure. No flat roofs or slanted roofs will be approved.
 - 6.) Covered roofs will not be considered unless the proposed roof is constructed in a manner to appear to be an integral part of the existing home and the proposed roof shall match existing roof.
- d.) Gutters –
- 1.) Gutter will be white aluminum or match exterior house colors, with downspouts.
 - 2.) Splash blocks must be installed to prevent deterioration of landscape beds due to washout.

- e.) Landscape Modifications – defined as any modification to original landscape installed at time of purchase of the home from the Developer. The ARC must approve all proposed landscape material. The use of artificial plant material is prohibited.
 - 1.) Modifications are limited to property located within the owner’s survey boundaries and must not interfere with drainage.
 - 2.) Requests for Modifications to common areas will be at the discretion of the ACC and will be determined based on location of home and the association’s maintenance obligations.
 - 3.) Requests must include the type of plant material and the proposed location of the plant material.
 - 4.) If significant in nature, a landscape drawing by an approved professional landscape company may be required.
 - 5.) The addition of the plant material as well as any relocation or additional irrigation will be at the owner/applicant’s expense.
 - 6.) The replacement, if necessary, for any reason, of the additional plant material will be at the owner’s expense.
 - 7.) Any damages to a neighbor’s property caused by said landscape modifications shall be prepared by owner.

- f.) Annual Plants – ARC approval is not required for annual plants; however, maintenance of the plants, including watering, is the responsibility of the homeowner and the plants must be removed when they start to decline. Owners must keep their annual plant bed free of weeds. The Association, contracted employees, or subcontractors will not be responsible for any damages for any cause.

- g.) Vegetable, Fruit or Herb plants – plants of this nature are permitted. Maintenance of the plants, including watering, will be the responsibility of the homeowner.

- h.) Garden Hose – Garden Hoses must be stored in the Owners garage or within a decorative container or hanger mounted on the side of the home when it is not in use.

- i.) Landscape Lighting or Additional Lighting –
 - 1.) Landscape lighting or additional lighting will be permitted.
 - 2.) Owners will be responsible for the upkeep of landscape lighting and replacement of bulbs.
 - 3.) Additional lighting cannot be aimed directly at your neighbor’s windows.

- j.) Satellite dishes-
 - 1.) Satellite dishes shall be placed on the property in the most inconspicuous location possible.

- k.) Mailboxes – shall match those installed by the developer.

- l.) Front door/Garage Door Colors – Homeowners may change the color of their front door. A sample of the color should be submitted to the ARC for approval prior to painting. Garage door

color will be either the color of the body of the home or the color of the trim. Garage doors must meet Florida/Indian River County building codes.

- m.) House colors – Homeowners may repaint their homes in the original color without ARC approval. Any change from the original color must be from the approved list of original house colors and must be approved by the ARC before any painting commences.
- n.) Fences – Fences shall be 4’ high aluminum fences, bronze in color. Fences are permitted between the center side of the home and the rear property line. All fences must include at least one 5’ gate for lawnmower access.
Homes on the lake: Fences are permitted between the center side of the house and the lake maintenance easement. Maintenance of all fencing is the responsibility of the homeowner and must be kept free of mold and debris.
- o.) Coach lights – Coach Lights can be changed from the original style but must be submitted to the ARC for approval prior to change and such is subject to ARC approval and discretion. The dimensions of the proposed coach lights must be similar to the original coach lights.
- p.) Walkways, paver patio, rocks, or steppingstones are permitted with ARC approval. A landscape border to contain loose stones is required. Decorative concrete curbing is allowed but must be approved by the ARC.
- q.) Decorative Flags (American, Military, Celebratory, Holiday, Festive, and seasonal) mounted on homes or on a hanger in the yard must be in good repair. No political material is allowed. Decorative flags must be removed 30 days after said holiday or season. No advertising materials of any kind are allowed on the property.
- r.) Retractable Awnings- may be permitted subject to ARC approval. The awning must be of neutral colors.
- s.) Playground Equipment- may be permitted subject to ARC approval and must be located behind the home.
- t.) Hurricane Shutters/ Wind Protection Shutters/ Decorative Shutters - may be permitted subject to ARC approval. The design, material and color must be included in the Architectural Request for approval.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

A.) Purpose

The ARC does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh contrasts in architectural themes and maintain harmony between all residences and to preserve and enhance the values of all the Lots in the Property.

B.) Enforcement Powers

Should an architectural violation occur, the ARC or the Association has the right to injunctive relief to require the Owner to stop, remove, and or alter any improvement in a manner, which

complies with the standards established by the ARC. Approval by the ARC does not relieve the Owner of his/her obligation to receive any additional governmental approvals, if required, and does not create any liability on ARC's part for design or construction defects or errors.

C.) Limitation of Responsibilities

The primary goal of the ARC is to review the application, plans, specifications, materials, and samples to determine if the proposed improvements, landscaping, and structures conform to the design criteria and guidelines as set forth by the ARC and the Association. The ARC does not assume responsibility for such things as structural adequacy, conformance with local or state building codes, safety requirements, or governmental law and ordinances.

D.) Committee Members

The ARC shall consist of individuals appointed by the Board of Directors of the Association in the manner set forth in the Declaration.

E.) Variances

All variance requests pertaining to an ARC decision must be made in writing to the ARC. Any variance granted shall be considered unique and will not set any precedent for future decisions or constitute a waiver of ARC's enforcement powers.

F.) Appeal

If an application has been denied, or approval subject to conditions, which the Owner feels are unacceptable, the Owner may request a hearing before the ARC. The ARC will review its decision and notify the Owner of its final decision within twenty (20) days of the hearing.

G.) Modification to the Design Guidelines

The ARC may request a change or modification to the design guidelines or Architectural Criteria by the Board of Directors of the Association.

ARCHITECTURAL REVIEW PROCESS

- 1.) A member of the ARC shall review the application and submitted data to determine its completeness. If sufficient information exists to enable the ARC to evaluate the proposed project, a meeting of the full ARC is called to consider the application. If the application is not complete, the ARC member will notify management and the Owner shall provide additional information.
- 2.) The ARC shall review the proposed project for a maximum of thirty (30) days. The Owner shall be notified that the application has been approved, approved with stipulations or conditions, or disapproved. Reasons for approval with stipulations, or conditions or disapproval will be provided by the ARC. If the ARC does not notify the Owner within thirty (30) days, the application is deemed to have been approved. A simple majority of the ARC is required to approve or disapprove any application.

MISCELLANEOUS RESTRICTIONS

1. Only brick paver driveways will be permitted.
2. Aluminum and metal patio roofs are not permitted.
3. Above ground pools are not permitted.
4. Parking of recreational vehicles, boats, campers, etc. permitted only in enclosed garages.
5. No temporary basketball structures are permitted.
6. No smoking permitted in the clubhouse or pool area.
7. PODS are permitted for up to three (3) days for loading/unloading. Board approval is required for more than three (3) days.