

This Instrument Prepared by and Return to:
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INDIAN RIVER COUNTY FL
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**CERTIFICATE OF AMENDED AND RESTATED
ARCHITECTURAL GUIDELINES
OF
TRILLIUM SUBDIVISION**

THE UNDERSIGNED, being the President and Secretary of Trillium Homeowners' Association, Inc., a Florida not for profit corporation, hereby certify that at a duly called meeting of the Board of Directors, held on March 21, 2020, the Board of Directors unanimously approved and adopted the Amended and Restated Architectural Guidelines attached hereto promulgated by the Association's Architectural Review Board.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendment, this 13th day of April, 2020.

**TRILLIUM HOMEOWNERS' ASSOCIATION,
INC.**

By: Michael DeGeorge
President

(CORPORATE SEAL)

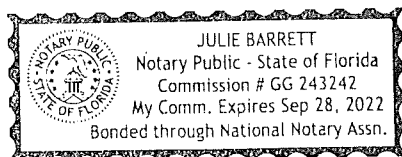
ATTEST:

By: Patricia Faubel
Secretary

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Michael DeGeorge and Patricia Faubel, respectively the President and Secretary of Trillium Homeowners' Association, Inc., who have produced _____ as identification or who are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 13th day of April, 2020.



Print Name: Julie Barrett
Notary Public, State of Florida at Large (Affix Seal)

Trillium Subdivision Architectural Guidelines

Introduction: The Trillium Subdivision Architectural Guidelines, “guidelines”, include procedures and standards to assist the Architectural Review Board, "ARB", and homeowners with the architectural review process, and describes conditions requiring submission of a Request for Modification form. It supports the architectural restrictions intended by the governing documents that bind each homeowner. This process is essential to create and preserve a community that is attractive, livable and to protect property values. The ARB does not consider requests from members who are not current on assessments.

1. Architectural Review Board:

- a. Authority: The Trillium Subdivision Declaration of Restrictions on Real Estate.
- b. Composition: The Architectural Review Board shall be appointed by the Board of Directors and shall consist of a Board Chairperson and no more than five (5) committee members who shall be appointed by the Board to serve for a one (1) year term. The Board of Directors shall appoint a Director to serve as a Liaison to the ARB.
- c. Responsibilities: In accordance with the authority of the Trillium Subdivision Declaration of Restrictions on Real Estate, "Declaration", the primary duty shall be to supervise and control the external design, appearance, location and maintenance of all improvements on the property and all landscaping additions. The ARB shall keep records of all modifications on file with the Association, “HOA”.
- d. Objective: The objective is to maintain a pleasing and marketable curb appeal, which includes consistency in architectural style, scale, materials and details.
- e. Discretion: This guideline does not cover every possible situation that may require ARB approval. As it applies, the ARB is authorized to exercise discretion in approving or disapproving specific requests. In coming to a decision, the ARB will consider the location of a home, the property boundary, existing landscape and infrastructure elements, maintenance responsibilities, and the effect on neighboring homes and overall

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impact on the aesthetics of the community. In some special cases, the ARB may grant a waiver with a standard set forth in this guideline. This waiver does not constitute a precedent for future requests.

2. Request for Modification Submittal and ARB Review Process:

- a. ARB Request for Modification forms must be submitted to the Community Association Manager by 1:00 PM on the third (3rd) Tuesday of the month to be included on the upcoming meeting agenda. If the submission deadline is missed, the request will be held for review during the next ARB meeting. The ARB meets on the fourth (4th) Tuesday at 1:00 PM during the months of January through November (no December meeting is held). ARB Request for Modification forms submitted during the month of December are held for review during the January meeting. Required submittals include:

- 1.) A completed Request for Modification form. Make certain the Name, Date, Lot #, Section, Address, and Phone fields are accurately and clearly printed. The Description of Improvement field must be clearly printed with a brief and accurate explanation of the requested modifications. Use a separate sheet of paper to continue with the description if needed.
- 2.) Attach all applicable contractor- or merchant-provided blueprints, engineering drawings, specifications, parts lists, product brochures, material or color samples, landscape plans, etc., preferably in color. Provide color pictures of the proposed modification site taken from a center position looking straight ahead, and from 45-degree side angles (i.e. three (3) pictures: left corner view, center straight ahead view, and right corner view). Include two (2) copies of the lot survey or plat: one clearly marked in color diagramming the requested modifications, and one remaining unmarked as an original reference.
- 3.) The homeowner is solely responsible for building permits, environmental and governmental permits, engineering tests, drainage and/or any other requirements for professional consulting or County approval.

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- 4.) Incomplete Request for Modification forms or submissions lacking details needed will be returned without a decision and must be resubmitted with the information needed for a satisfactory review.
 - 5.) The ARB will approve, disapprove or request more specific information within 30 days from the date of receipt of a Request for Modification form.
 - 6.) Failure of the ARB to approve, disapprove or request more specific information within the required 30-day response period shall be deemed to be and constitute an approval of the Request for Modification subject to compliance with the standards of these guidelines or the requirements in the Declaration. The 30-day ARB response requirement does not apply to forms submitted during a month in which no ARB meeting is held, as those forms are reviewed during the next scheduled meeting.
 - 7.) Refer to the HOA web portal for the ARB Request for Modification form.
3. Completion:
- a. Approved modifications must be completed within six (6) months of ARB approval unless a specific written exception is requested, or the approval is void.
 - 1.) All work must be done Monday thru Saturday between the hours of 9:00 AM to 6:00 PM so as not to cause a nuisance to neighboring homes.
 - 2.) The protection of common area and neighboring property is the responsibility of the homeowner implementing an approved modification. If any damage is done to common or neighboring property, it is the responsibility of the homeowner implementing the modification to repair damage to common and neighboring property.
 - 3.) The homeowner shall notify the Community Association Manager within ten (10) days of completing the modification. The Community Association Manager or the ARB may inspect the completed work. If corrections and/or additions are required, they must be completed within 30 days following the inspection.

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4. Design Criteria: In addition to the restrictions in the Declaration, the ARB promulgates the following design criteria. The purpose will be to use this guideline for consistent application of approved modifications but does not preclude the ARB from requesting that additional requirements are met for approval. Some modifications can be approved by the Community Association Manager in lieu of requiring an ARB determination.
 - a. Painting — Community Association Manager can approve—no ARB review is needed.
 - 1.) Homeowners must notify the Community Association Manager specifying their selection of house body and door colors from the HOA approved list of exterior paint colors. Notification may be via email or can be documented with a Request for Modification form.
 - a.) The selected house body color must be different from the colors of the adjacent neighbors' homes.
 - b.) The selected door color does not have to be different from the colors of the adjacent neighbors' doors.
 - c.) A flat finish is preferred for the house body color (i.e., to reduce reflective glare).
 - d.) Satin or gloss finish is recommended for the door color (i.e., to enhance ease of cleaning).
 - e.) The trim features must be painted with a basic/standard/pure white color from any brand of paint, preferably in a flat finish. An off-white shade variance is not acceptable.
 - 2.) The original named colors used by the developer are no longer in production. If a homeowner wants to attempt matching the original developer colors, the substituted selections are reviewed by the Community Association Manager as individual custom colors.
 - 3.) Refer to the HOA web portal for the list of approved exterior paint colors.

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- b. Roofing — ARB approval is required.
 - 1.) Non-Emergency Procedure: Under normal house maintenance activity to replace an aged roof, prior to ordering shingles and starting roofing work, a Request for Modification form must be submitted specifying the shingle product selected, the name and contact information of the roofing contractor, and the tentative schedule for installation.
 - 2.) Emergency Procedure: Under emergency circumstances where roof replacement is urgent, the Community Association Manager must be notified of the situation and a homeowner should arrange work with a reputable contractor of the homeowner's choosing as soon as possible.
 - a.) As soon as practical following completion of the roofing work, a homeowner must submit a Request for Modification form noting the case of the emergency and specifying the shingle product selected, the name and contact information of the roofing contractor, and the date installed. This serves to provide the HOA with documentation for record keeping purposes.
 - 3.) Refer to the HOA web portal for the list of approved roofing shingle products.
- c. Windows — Community Association Manager can approve—no ARB review is needed.
 - 1.) Replacement windows with either tempered safety or impact-rated glass must be similar in styling to the original developer provided windows and the head, sill, jamb, jamb liner, rail, and sash sections must be white in color.
- d. Accordion Storm Shutters — Community Association Manager can approve—no ARB review is needed.
 - 1.) Accordion storm shutters must be white (preferred) or light ivory in color.
- e. Screened Porches — defined as screens mounted on an exterior porch that was part of the original floor plan and located on the front, rear or side elevations of the home. ARB approval is required.

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- 1.) Aluminum framing must be white in color.
 - 2.) Screening material must be charcoal (preferred) or black in color.
 - 3.) The screen door may be a standard plain or decorative style and must be documented with the Request for Modification form.
 - 4.) On the rear and side elevations of a screened enclosure a landscape bed of at least 12 inches must be constructed around the perimeter. Landscape beds projecting 12 to 24 inches outward are not required to be planted and may contain a mulch or rock filler serving as a spacing buffer between the enclosure and the edge of the grass. The plan for the landscape bed or the mulch/rock buffer must be documented with the Request for Modification form.
 - 5.) The addition of landscape material or relocation or addition of irrigation is at the expense of the homeowner.
 - 6.) The homeowner is responsible for the cost and continual maintenance of the landscape and mulch or rock material.
- f. Screened Enclosures — defined as an enclosure extending outward from the perimeter of the home surrounding a pool or an extended uncovered patio area. ARB approval is required.
- 1.) The location and size of the enclosure will be determined based on a review of the lot survey with consideration of setback lines and neighboring structures.
 - 2.) Aluminum framing must be white in color.
 - 3.) Screening material must be charcoal (preferred) or black in color.
 - 4.) The screen door may be a standard plain or a decorative style and must be documented with the Request for Modification form.

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- 5.) The roof of the enclosure must be peaked, or mansard based on the structural engineering requirement to support the enclosure. No flat roofs or slanted roofs are permitted.
 - 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 is shingled to match the existing roof.
 - 7.) On the rear and side elevations of a screened enclosure a landscape bed of at least 12 inches must be constructed around the perimeter. Landscape beds projecting 12 to 24 inches outward are not required to be planted and may contain a mulch or rock filler serving as a spacing buffer between the enclosure and the edge of the grass. Properties other than the villas and townhouses are required to soften the view with palm trees located at the corners and center position of the rear span of the enclosure. The plan for the landscape bed or the mulch/rock buffer must be documented with the Request for Modification form.
 - 8.) The addition of landscape material or relocation or addition of irrigation is at the expense of the homeowner.
 - 9.) The homeowner is responsible for the cost and continual maintenance of the landscape and mulch or rock material.
- g. Gutters — Community Association Manager can approve—no ARB review is needed.
- 1.) Gutters must be white aluminum with downspouts.
 - 2.) Splash blocks must be installed to prevent washout erosion of landscape beds. The splash blocks must not be positioned extending beyond the outer edge of the landscape bed protruding into the grass.
- h. Temporary Walkways, Paver Patios, or Steppingstones — ARB approval is required.
- 1.) Walkways must be of the same pavers and pattern as the existing driveway.

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- 2.) Walkways must be no more than four (4) pavers wide, professionally installed, and properly secured with edging.
 - 3.) The homeowner is responsible for all future maintenance.
 - 4.) Walkways may not interfere with the drainage swale or the drainage between properties.
 - 5.) Walkways cannot infringe on a neighbor's property. Special attention will be given to homes with minimal property lines as to the impact on neighboring structures.
- i. Coach Lights — No ARB review is needed.
- 1.) Coach lights must be white in color and must be replaced in sets so that all installed fixtures are identical in style. The fixtures must be wired for automatic control by a photocell sensor to turn on at dusk and off at dawn as originally installed by the developer. (Note: The photocell is typically located on the outer-wall side of the garage mounted to the underside of the soffit.)
 - 2.) Refer to the HOA web portal for the list of approved coach lights.
- j. House Numbers — House numbers are limited to the original plaque installed by the Developer. No additional house numbers are allowed on the property except for placement on the Mailbox.
- k. Satellite Dishes — Community Association Manager can approve—no ARB review is needed.
- 1.) Satellite dishes shall be placed on the property in the most inconspicuous location possible for optimal signal reception.
 - 2.) Satellite dishes may not be mounted to the roof or within 3 feet of the lower roof line of the home.
 - 3.) Satellite dishes must be hidden from view as much as possible which may require the installation of additional plant material.

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1. Yard and House Ornaments — defined as statues, windmills, fountains, or other ornamental objects located within landscape beds or mounted to an exterior wall of the house and visible from the street or neighboring homes. ARB approval is required. (This section does not apply to temporary and reasonable exterior holiday decorations or flags.)
 - 1.) Yard ornaments are limited to no more than three (3) displayed concurrently with a size limitation not exceeding 42 inches high by 24 inches wide and must be placed within existing landscape beds and not on the lawns.
 - 2.) The style and size considerations for house ornaments can vary depending on the intended mounting location. A complete specification for the house ornament must be documented with the Request for Modification form.
 - 3.) The ARB in its sole discretion will determine whether the ornamental item is in keeping with an acceptable style of the community.
 - 4.) The HOA contractors are not responsible for damage to yard ornaments.
- m. Flags — no ARB review is needed.
 - 1.) Decorative garden flags (e.g., typically 12 inches wide by 18 inches long) are permitted and limited to no more than three (3) displayed concurrently within the landscape beds.
 - 2.) Holiday, seasonal, team sports, patriotic, and historical flags are permitted. Such flags should not exceed 3 feet high by 5 feet wide (if rectangular) or 4 feet square and limited to no more than three (3) displayed concurrently on the property.
 - 3.) Proper etiquette should be followed when displaying the [American flag](#).
 - 4.) Flags must be maintained in good condition.
 - 5.) The HOA contractors are not responsible for damage to the flags.
- n. Garden Hose —

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- 1.) Garden Hoses must be stored in the homeowner's garage or within a decorative container or hanger mounted on the side of the home.
 - 2.) The HOA contractors are not responsible for damage to the garden hose.
- o. Mailboxes — No ARB review is needed.
- 1.) The Community Association Manager maintains a limited stock of the HOA approved mailbox and mounting post for purchase by homeowners. The mailbox and mounting post can be purchased as a set or separately as needed.
 - a.) The mailbox and mounting post are also available at The Home Depot (in the store and online).
 - 2.) Refer to the HOA web portal for details about the approved mailbox and mounting post.
 - 3.) Pavers similar in color as the driveway are permitted around the support base of the mounting post. Placement of the pavers must be even with the lawn and must not extend outward more than 12 inches from the perimeter of the support base.
 - 4.) Landscaping rocks natural or white in color secured by edging are permitted around the support base of the mounting post. Placement of the rocks must not extend outward more than 12 inches from the perimeter of the support base.
 - 5.) Trillium Rule for Maintaining the Appearance of Mailboxes:
 - a.) Mailboxes and posts must be maintained with a Black paint finish. The 'letter-to-send' flag must be a Red or Yellow color.
 - b.) Items approved for long term display on a mailbox are:
 - i.) Address Number and Resident Last Name (located on both surfaces of the top sign plate);

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- ii.) Red, White, Blue, or Amber Reflective Safety Markers (located on the side surface of the mailbox or post;
 - iii.) Landscaping Maintenance Marker (located on the back surface facing the property).
- c.) During the period spanning the three Federal holidays of Thanksgiving Day (Fourth Thursday in November), Christmas Day (December 25), and New Year's Day (January 1), temporary decorations are permitted on the mailbox and post for display not exceeding fifty-six (56) consecutive days. Mailbox decorating for the three-holiday span must not begin earlier than fourteen (14) days before Thanksgiving Day and must be removed no later than seven (7) days after New Year's Day.
- d.) For all other Federal holidays and special days of celebration, mailbox decorating is permitted for only a three (3) day period (one (1) day before the day of celebration through one (1) day after the celebrated day).
- e.) The decorating theme and items must be appropriate to the Federal holiday or the special day being celebrated. Decorations must not hinder postal employee access for mail delivery or interfere with landscape maintenance around the post.
- f.) During a real estate open house, balloons may be displayed on the mailbox or post. The balloons must be removed immediately following the showing.
- g.) Except as set forth above, no adhesives or strips of tape, pinwheels, or any other visible item, device, or fixture shall be permanently or temporarily attached on the mailbox or post.
- p. Clotheslines — Clotheslines are permitted and must adhere to the following guidelines:
- 1.) Clotheslines must be placed in the backyard and must not be visible from the street that the front of the dwelling is facing.

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- 2.) No part of the clothesline can be on common ground, or any easement, unless the dwelling is a villa or townhouse.
 - 3.) Safety must be considered in determining the clothesline location and mounting height above ground level.
 - 4.) Clotheslines cannot be erected to a height above the roof line and cannot be located where they can interfere with landscaping maintenance.
 - 5.) . Clotheslines and their contents must be removed from sunset to sunrise.
 - 6.) Clothesline usage should be avoided on Sundays and Holidays.
 - 7.) The HOA contractors are not responsible for damage to the clothesline.
- q. Landscape Modifications — defined as any modification to the original Developer-provided landscaping or making extensive changes to landscaping previously installed according to a former Request for Modification approval.
- 1.) Modifications are typically limited to locations within the homeowner's property lines. However, Requests for Modifications to common areas may be considered at the discretion of the ARB and are determined based on the location of the proposed changes and the maintenance impact for the association. Common area modifications determined acceptable by the ARB are sent to the Board of Directors for review with a recommendation for approval.
 - 2.) A Request for Modification form must be submitted describing the plan, which includes a lot survey illustrating planting locations and a detailed list of landscape material.
 - 3.) The use of artificial plant material is prohibited.
 - 4.) The addition of landscape material or relocation or addition of irrigation is at the expense of the homeowner.

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- 5.) The homeowner is responsible for the cost and continual maintenance of the added landscape material.
- r. No-Trim List — (homeowner option for maintaining shrubs, palms, and trees)
- 1.) A homeowner has the option to retain sole responsibility for maintaining the shrubs, palms, and trees located on their property. The Community Association Manager must receive notice from the homeowner to put their property on the “No-Trim List”. A landscaping maintenance marker will be applied to the mailbox back surface facing the property to alert the HOA contractors that the property is on the No-Trim List. ARB approval is not required for a property to be listed.
 - 2.) The No-Trim List relieves the HOA landscaping contractor from responsibility for trimming shrubs or pruning palms and trees at the listed addresses.
 - 3.) Homeowners of properties on the No-Trim List can either perform the work themselves or hire a personal contractor.
 - 4.) For properties on the No-Trim List, the HOA landscaping contractor still remains responsible for mowing, grass trimming, edging, applying fertilizer, weed and pest control, irrigation, and mulching.
- s. Routine Landscape Maintenance — (homeowner option for gardening)
- 1.) Homeowners are not required to submit a Request for Modification form in order to perform what is considered routine landscape maintenance.
 - 2.) Homeowners may perform the following tasks without ARB approval:
 - a.) Trimming shrubs and pruning palms and trees.
 - b.) Removing and replacing a declining or dead shrub, palm, or tree with the same species.
 - c.) Cutting back flowering shrubs or plants. Deadheading dried blossoms and removing declining foliage.

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- d.) Dividing plants and redistributing the specimens within existing beds to fill in gaps.
 - e.) Relocating plants within existing beds to relieve crowding or to improve growth.
 - f.) Removing declining or dead plants and replacing them with the same or a related species.
 - g.) Removing, replacing, or relocating a grouping of up to six (6) shrubs within existing beds.
 - h.) Replenishing or adding mulch.
 - i.) Grass trimming, edging, weeding, and applying fertilizer, weed and pest control.
- 3.) For homeowners choosing to perform the gardening tasks listed above, the HOA landscaping contractor still remains responsible for mowing, grass trimming, edging, applying fertilizer, weed and pest control, irrigation, and mulching.
- t. Canopy Trees — The HOA has a Canopy Tree Policy for managing the maintenance, replacement, and removal of canopy trees. A critical aspect in managing the canopy trees is the requirement of the Indian River County (IRC) Section “926.15. – Single-family lot development canopy tree requirements” of IRC ordinance “Chapter 926. – LANDSCAPE AND BUFFER REGULATIONS”. The ordinance requires the community to sustain a minimum planting of two (2) canopy trees per single-family lot. The ARB maintains a list of approved trees and palms.
- 1.) Removal Requests: The HOA documents homeowner requests for the removal of canopy trees with the “Owner Requested Removal of Canopy Tree Agreement” form. A separate form must be completed for each specific tree an owner wants removed. Completed forms must be signed and dated by the homeowner and submitted to the Community Association Manager (via email attachment, postal mail, or in-person delivery). When filling in the form on a computer, typing a name in the homeowner signature box is acceptable in place of signing with an ink pen. For authentication

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- purposes, completed forms sent via email should originate from the homeowner's email address that is on file with the HOA management company.
- 2.) It is not necessary to separately submit an ARB Request for Modification form to have a canopy tree removed by the HOA. However, if a homeowner wants to arrange removal of a canopy tree by a personal contractor or perform the work themselves, then an ARB Request for Modification form must be submitted. The ARB will confirm lot compliance with the county ordinance in reviewing a Request for Modification form submission.
 - 3.) Refer to the HOA web portal for the "Canopy Tree Policy", "Owner Requested Removal of Canopy Tree Agreement" form, and the list of approved canopy trees.
- u. Potted Plants — ARB approval is not required.
- 1.) Potted plants are permitted on porches, screened areas, within the narrow landscape bed between the garage and the walkway leading to the front door, and within landscape beds.
 - 2.) Potted plants are not permitted on the driveway, hanging in trees, along the front sidewalk, or placed causing interference for the landscaping contractor.
 - 3.) The use of artificial plant material in potted containers is prohibited.
 - 4.) The quantity and common sizes of plant containers are limited as follows:
 - a.) up to seven (7) 1 - 1.5-gallon containers, or
 - b.) five (5) 2 - 3-gallon containers, or
 - c.) three (3) 5-gallon containers.
 - 5.) Maintenance of the potted plant material is the homeowner's responsibility and containers must be removed or replaced if broken, or if there are no plants in the container or the plant has died.

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- 6.) The HOA contractors are not responsible for maintenance or damage to the pots or plants.
- v. Annual Plants — ARB approval is not required.
 - 1.) Planting is limited to the existing landscape beds and tree rings. Planting around the base of the mailbox post is not permitted.
 - 2.) Maintenance of the plants including watering is the responsibility of the homeowner and the plants must be removed when they start to decline.
 - 3.) Seasonal residents must remove all annuals or seasonal plants before leaving for the summer or extended periods away from the home, unless arrangements for care are made.
 - 4.) The HOA contractors are not responsible for maintenance or damage to annual plants.
 - w. Vegetable, Fruit or Herb plants or Citrus trees — no plants, shrubs, or trees of this type are permitted planted on any area of the property. Specimens of this type must be kept in pots and maintained on the side or rear porch of the home.
 - x. Mulch — The mulch material applied by the HOA landscaping contractor is shredded and medium brown in color. Homeowners may supplement the mulch provided by the HOA with mulch products of their own choosing and color. Supplemented mulch is at the homeowner's expense. ARB approval is not required.
 - y. Rocks — The use of landscaping rocks or stones in landscape beds, around the home but not in the tree rings is at the discretion of the homeowner. White color rocks are permitted. The homeowner is responsible for ensuring landscape rocks are not spread on the lawns. ARB approval is not required.
 - z. Edging — ARB approval is required.
 - 1.) Elevated edging may be used along the border of a landscape bed.

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- 2.) The height of the edging visible above the mulched surface of a landscape bed must not exceed 3 inches.
 - 3.) The material used for edging must be pavers or a type of masonry, or river rock (at least 2-inch size). The edging product must be installed so it is not easily windblown or disturbed during landscape maintenance and retained within the landscape border without spreading into the lawn. The type, color, and installation method must be documented with the Request for Modification form.
 - 4.) Elevated edging is not permitted along the sides of the driveway adjacent to the lawn, or along the sides of the walkway parallel to the street.
 - 5.) The HOA contractors are not responsible for damage to the elevated edging.
- aa. Landscape Lighting or Additional Lighting — ARB approval is required.
- 1.) Landscape lighting must be low voltage or solar powered.
 - 2.) Homeowners are responsible for maintaining the lighting in working order.
 - 3.) The HOA contractors are not responsible for damage to the lighting.
5. Revisions — The ARB will periodically amend or revise these guidelines. The amended or revised guidelines must be reviewed and approved by the Board of Directors. Guidelines shall be set forth in writing and made available to all homeowners and prospective homeowners of the HOA.
 6. Conflict — In the event of conflict between these guidelines and the Declaration, the Declaration shall prevail.