

Design Review Board Charter

Authority

The WPHOA Covenant is clear in its charter to the Design Review Board (DRB) for upholding the standards of the community. *When considering requests for approval of an application the DRB shall be guided by the objective of development of the Subdivision as an architecturally harmonious, attractive and desirable residential community, and the DRB may consider the appropriateness of the improvement contemplated in relation to improvements on contiguous or adjacent Lots, its artistic and architectural merits, its adaptability to the Lot on which It Is proposed to be made, and such other matters as the DRB reasonably deems to be in the interest and benefit of all Owners of Lots in the Subdivision. Architectural and landscaping standards for the Subdivision may be adopted by the DRB, copies of which shall be available to all Owners of Lots.*

Responsibilities

One caveat of the Design Review Board is that without clear criteria and authority, the process can become an ineffective formality. To respect and leverage the volunteer time and effort required to serve on the DRB, community architectural and landscaping standards will be adopted by the DRB, copies of which shall be available to all new and current Homeowners. The DRB may recommend revisions or additions to the published guidelines to the BOD and, if approved, incorporate the changes into the published guidelines.

The WP Property Manager (PM) will support the DRB members in the request and approval process. The PM will be responsible for communications with the homeowners regarding the application process; notice of reported violations; enforcement of guidelines and standards; and resolution of disputes.

Responsibilities of DRB include onsite review of the property before approving applications and a follow up onsite to confirm the project was completed as approved. Additionally the DRB will observe and report unapproved exterior projects to the Property Manager as a violation of the CCR requirement for DRB review.

Property Manager Delegation

Certain requirements and restrictions of the CCR will be delegated to the Property Manager (PM) to monitor and send notice of violations. The DRB may report to the property manager violations observed in performance of regular DRB reviews. These reported violations become the assigned task of the Property Manager to resolve.

VariANCES

The CCR specifies the DRB has the authority to consider and grant variances to the DR guidelines. The DRB will adhere to Article III Section 4 of the CCR when considering application requests that would constitute a variance from the published guidelines.

Section excerpted below: Article III Section 4

VariANCES.... Keeping in mind the overall intent of the covenants is to protect and preserve the lifestyle, harmony, and property value within Windsor Park, and balancing the fact that strict application of the provisions of this declaration might result in practical difficulties and unnecessary hardships, the Board shall have the authority to consider and approve variances hereto. The following considerations shall be incorporated into any such decision to grant or withhold a variance In considering requests for approval of a

Submission, the DRB shall be guided by Declarant's objective of development of the Subdivision as an architecturally harmonious, attractive and desirable residential community, and the DRB may consider the appropriateness of the improvement contemplated in relation to improvements on contiguous or adjacent Lots, its artistic and architectural merits, Its adaptability to the Lot on which It Is proposed to be made, and such other matters as the DRB reasonably deems to be in the interest and benefit of all Owners of Lots in the Subdivision. Architectural and landscaping standards for the Subdivision may be adopted by the DRB, copies of which shall be available to all Owners of Lots. The following considerations shall be incorporated into any such decision to grant or withhold a variance.

1. The grant will not adversely affect the interest of the membership – the burden is on the applicant to demonstrate by substantial evidence
2. Variance will not be granted in the condition of a self-created hardship
3. The special conditions and circumstances exist which are peculiar to the lot, structure, or building involved and are not applicable to other lots, structures or buildings subject to the Declaration. That the special conditions and circumstances do not result from the actions of the applicant
4. That granting the variance will not confer upon the applicant any special privilege that is denied by the Declaration to other lots, buildings or structures subject to the Declaration
5. That literal interpretation of the provisions of the Declaration would deprive the applicant of rights commonly enjoyed by other lots subject to the Declaration and would work unnecessary and undue hardship on the applicant.
6. That a variance if granted is the minimum variance that would make possible the reasonable use of the lot. That the grant of the variance would be in harmony with the general intent and purpose of the Declaration and that such variance will not be injurious to the area involved or otherwise detrimental to the members of the Association
7. In determining whether a variance will be granted, the Board shall notify adjacent property owners of the proposed variance and may otherwise prescribe appropriate conditions and safeguards to protect the property values in the community.

Application process

Open Meetings and Notice.

All meetings of the DRB (or of the Board acting as the DRB) shall be open to all Owners and held in a public place. Such meeting shall be noticed to all Owners by posting the date, time, place and purpose of the meeting of the DRB (or Board) on the HOA website and at the HOA notification sign. Such notice shall be at least forty-eight (48) hours prior to the time of the meeting (seventy-two (72) hours in the case of a special meeting of the Board). The DRB (or Board) may meet only with a quorum (i.e., majority) of the appointed members present in person, by telephone, or email communication through an open distribution list which includes all DRB or Board members. A majority of such quorum shall be required for the DRB (or Board) to act. In the event an Application is for a member of the DRB (or Board), such member may be counted for establishing a quorum but may not vote on such Application.

Initial DRB Application Review and expedited decision process by DRB/Board.

The DRB (or Board) members shall review the Application, and, prior to the meeting at which the application will be reviewed, provide the PM with a list of any questions or requests for additional information or documentation deemed necessary or appropriate to properly review the Application. The PM shall then contact the Owner to obtain the requested answers, information and documentation, and immediately provide the responses to the DRB (or Board). The PM should encourage the Owner to attend the meeting where the Application will be formalized or reviewed.

To leverage the efficiencies of electronic communication, audit trail and record keeping; the Board at its discretion may utilize an expedited process for response to DRB requests. The PM shall distribute the Application and supporting documentation to the DRB and Board members via email. Individual approvals, requests for additional information, or disapprovals will be communicated via return email and distributed to all DRB and Board members. Approvals or disapprovals obtained through this process will be immediately communicated to the applicant and formalized at the next DRB or Board meeting.

This process is recommended for usual and customary requests. For unusual requests or requests for variance to the CCRs, that can affect neighboring properties, final application review and decision should be held in regularly scheduled DRB meetings open to all members.

Meeting and Approval

The DRB (or the Board) shall formalize the approval or disapproval of the Application in a meeting open to all Owners. The Owner making the Application shall have the opportunity to speak at such meeting for a period not to exceed ten (10) minutes. The Chair or Secretary of the DRB (or the President or Secretary in the event the Board reviews the Application) shall indicate on the Application the decision of the DRB (or Board) and immediately forward the processed Application to the Property Manager (PM). The PM shall mail a copy of the processed Application to the Owner and place the original thereof in the file of the Owner (which file may be in electronic or hard copy form). The PM shall report to the Board a summary of all actions taken on Applications by the DRB.

DRB Files

The PM shall maintain for the DRB (or Board acting for the DRB) a chronological file of all processed Applications as a reference source.

Appeal

In the event an Application is rejected by the DRB, the Owner may file with the PM an appeal to the Board, which appeal shall be included on the agenda of the next regularly scheduled Board meeting following receipt of such appeal by the PM. No such appeal shall be available if the Board itself is the initial reviewer of the Application

Board Acting as DRB

In order to timely respond to Applications, the President of the HOA, in his/her discretion, may include the review of an Application on the agenda of any Board meeting in lieu of the agenda of the DRB if (i) the Board will meet prior to the next scheduled DRB, or (ii) the Application presents issues the President, in his/her discretion, deems most appropriate for the Board to review. Upon request of an Owner, special meetings of the DRB or Board may be held in the event of emergency or other hardship.

Architectural and landscaping standards

When considering requests for approval of an application, the DRB shall be guided by Declarant's objective of development of the Subdivision as an architecturally harmonious, attractive and desirable residential community, and the DRB may consider the appropriateness of the improvement contemplated in relation to improvements on contiguous or adjacent Lots, its artistic and architectural merits, its adaptability to the Lot on which it is proposed to be made, and such other matters as the DRB reasonably deems to be in the interest and benefit of all Owners of Lots in the Subdivision. The goal being to retain the maximum amount of natural growth on each Lot and protect the natural preserve nature of the community. Architectural and landscaping standards for the Subdivision may be adopted by the DRB, copies of which shall be available to all Owners of Lots.

Home Colors.

In order to maintain a harmonious and consistent appearance for all Homes in the Community, no Home in the Community shall be painted unless approved in advance with the preapproved color schemes developed by the DRB and adopted by the Board from time to time (the "Pre-Approved Colors"). No variances from or to this Policy (including the Pre-Approved Colors) shall be permitted without review and approval by the BRD.

A. Application.

A Design Review Application shall be completed by the Owner and submitted to the PM by fax, e-mail, U.S. Mail or in-hand delivery. Upon receipt of a properly completed Application (that has been stamped or marked with a receipt date), the PM immediately shall deliver the Application (including all attachments) to the DRB (or Board if the President directs the Board to act as the DRB).

B. Existing Home Color Review.

In the case of an Application to paint with Existing Home Colors, prior to the meeting at which the Application will be reviewed, the DRB (or Board) members shall review the paint swatches and/or samples provided with the Application and compare them to the colors on the Home in order to determine a match (taking into account normal fading, wear and tear). Consideration must also be given to original paint colors that do not complement the current palette. In these instances the color palette must be enforced.

C. Other Colors - Pre-Approved Colors.

Except as provided in Section B above (i.e. Existing Home Colors), Homes may be painted using only the paint schemes adopted by the Board from time to time. The HOA shall maintain at least two (2) paint color books that contain all pre-approved color schemes. One (1) book shall be maintained at the office of the PM and one (1) book shall be retained by the Chair of the DRB. An Owner may check out a paint color book from time to time from the PM to select a color scheme and complete an Application.

D. Neighboring Homes. The DRB (or Board) shall not approve the same base color for any Homes that share a common boundary line (i.e., side by side Homes) or for structures directly across the street from one another.

E. Gutters, Drip Edges and Downspouts. Gutters and drip edges shall be painted to match the fascia board color of the Home. Downspouts shall be painted to match the color of the wall to which they are attached.

F. Garage Doors and Front Doors. Garage doors shall be painted to match the base or trim color of the Home. Front doors may be painted with a color that is harmonious with the base or trim colors, but must be approved by the DRB (or Board). Unless a pre-approved color is used for the front door, a swatch or sample of the front door color shall be attached to the Application. No logos, designs, or lettering will be approved for home exterior doors, walls, or windows.

G. Enforcement. After an Application is approved and a Home is painted, the DRB shall review the Home for compliance with the colors specified on the Application. Failure of any Owner to comply with the requirements of the Declaration and this Policy shall subject the Owner to the violations provisions of the Declaration.

Exterior lighting.

LIGHTING:

Recognizing the legitimate requirements of function and safety that must be addressed, it is the goal of these guidelines to promote solutions to these needs in the most subtle and environmentally compatible manner possible. All exterior lighting shall be consistent with the natural reserve character established in WP and be limited to the minimum necessary for safety, identification, and decoration. Exterior lighting of buildings for security, and/or decoration shall be limited to concealed up lighting or down lighting and the style and type of lighting shall be compatible with the building design and materials. Except for holiday decorations, the source of lighting shall not be visible from streets and other common areas and no color lens or lamps are permitted. All outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from the view of bright light sources. No flood lighting will be permitted and illumination necessary for evening activities must be directed downward and be only bright enough to provide for the safe traverse of steps, paths and ingress/egress of property. Subtle lighting of architectural elements will be encouraged while exposed light sources are discouraged in favor of a softer down lighting that reduces glare and better lights the surfaces of walkways and driveways where necessary for safe traverse.

Exterior Lighting Attached to the House

Exterior light fixtures attached to the house adjacent to doorways for the purpose of illuminating such entry ways and exterior lighting to illuminate outside living areas (patios, lanais) are permitted under the following conditions:

- “Soffit” lights, (where the fixture is not visible) and “Coach Lights” should be of a size and design that is appropriate to the architecture of the home.
- Commercial grade bare bulb security lighting should not be visible from the street or adjoining properties
- “Cold” LED or high wattage lighting which emanates outside the homeowner’s lot are discouraged as an unnecessary nuisance, care should be taken so the light source is not visible to neighboring properties or visible from the street and the number of lights should be kept to a minimum.

Landscape Lighting

Landscape lighting in general shall be subtle in nature, providing only such level of illumination as necessary to provide for safe enjoyment of and movement through the outdoor use areas of the property, and as may be required for the safe negotiation of driveways and illumination of potential hazards, such as retaining walls. Landscape lighting shall follow the design principle suggesting that one should see the object being illuminated, but not see the source of that illumination.

The use of freestanding path lighting, while permitted, should be held to a minimum. Lining a drive or walkway with such fixtures can create a kind of “runway” effect, which is both unnatural and undesirable. An approved approach, where feasible, it to utilize subtle, indirect illumination of landscape features such as rocks or shrubs. Subtle, indirect illumination requires down lighting in which the bulb is hidden within the fixture.

Considerations

In general, landscape lighting shall not intrude upon the visual privacy of adjacent properties, including neighbor’s lanai, yard and windows. Adjacent properties include properties across streets as well as

immediate neighbors. It is therefore critical to consider the scope and scale of proposed lighting in relation to its visibility from outside the property. Lighting should not be installed on the street /sidewalk median. The Design Review Committee reserves the right to control the wattage of all approved exterior fixtures. The Committee may, at any time in the future and at its sole discretion, require the use of lower wattage lamps.

Landscape Lighting Approval Process

Submit to the DRB a site plan showing the types of proposed fixtures and their location. Also submit "cut sheets" (product description, specifications and illustration), for each fixture. The lighting plan may be submitted separately or as a part of the landscape plan, but must be done prior to construction of the plan. Upon approval by the Committee with regard to the plan concept, the homeowner or Committee may request a review of a temporary or "mock up" installation of the proposed lighting in order to assure that all guidelines are met. If the guidelines are not met, the homeowner must make the appropriate modifications. The Committee shall review the installation with regard to its consistency with the intent of these guidelines and its impact or potential impact to other properties and to the adjacent street(s). If all guidelines are not met, the homeowner shall make the required modifications.

Roof

Color palette review to include onsite review of home and surrounding properties to determine overall effect of proposed change. Color to coordinate with existing or proposed house color. Composition of all roofs shall consist of concrete tile or, three (3) dimensional asphalt, or other material reviewed for suitability and approved by the DRB.

Doors/Window

Door color must coordinate or accent house/roof color. Glass insets to be clear or subtle color. Garage doors must match original design. Replacement windows must be clear mullioned glass to match original design.

Fence

"Fences, hedges and Walls. Any fence, hedge or wall erected, Installed or maintained shall not be In excess of six (6) feet above ground level, and any fence, hedge or wall must be approved by the DRB as to location, material, color and design; provided, however, that all fences installed in these locations shall be wood shadowbox fence constructed in accordance with construction plans. No rear yard fences will be permitted on lakefront Lots."

Standards

Fences should be clean, free of mildew and stains and kept in good repair. Fences may not be painted. A natural tone transparent stain may be applied to preserve the wood. Stain colors must be approved by the DRB. If two neighboring fences adjoin where visible from the street, the stain used on both sections must match to achieve a harmonious appearance. In this situation, the second homeowner to stain their fence should use the same manufacturer brand and color stain to be approved by the DRB.

Decorative accessories

AWNINGS AND SHUTTERS

Awnings, canopies and shutters cannot be affixed to the exterior of dwellings without prior approval of the DRB. Hurricane storm shutters shall not be stored on the exterior of dwellings.

ACCESSORIES

The size and design of all name plates or signs, house numbering, outside lamp posts, and all similar accessories shall be consistent with the design of the house and must be approved by the DRB.

No exterior statuary, water features, fountains, trellis, benches, or other decorative objects shall be permitted without the express permission of the DRB.

SIGNS

All signs, decorative flags, affixed exterior decoration, plaques or decorative ironwork must be approved by the DRB. Political, vendor advertisements or notices, novelty, or commercial signs are not permitted within view of the street or neighboring properties.

DRIVEWAYS

VEHICLE PARKING AND STORAGE.

Applies to: Street parking, permanent driveway parking, parking commercial vehicles, parking on sidewalks, parking on lawns, parking on common areas.

With the exception of bicycles and family-type noncommercial automobiles, no vehicle of any kind shall be parked or stored on the premises except inside an enclosed garage. No disabled vehicle shall be stored on the premises except on a temporary basis (less than one week). No motor homes, trailer, motorcycles, boats, racing cars, or commercial vehicles, trailers, or equipment shall be parked or stored on any street in Windsor Park or on any Lot when exposed to view from an adjacent lot or from the street. Tarped vehicles parked on driveways or the street shall be considered stored vehicles and are not permitted on driveways or parked on the street.

DRIVEWAY

All driveways shall be paved or otherwise improved and must extend from the garage to the adjacent street pavement. Such driveways shall be constructed of reinforced concrete having a minimum thickness of 4 inches and having either a trowel or broom finish, an exposed aggregate finish or other finish approved by the DRB as to location, color, and design and size. No logo or obvious design pattern will be permitted for pavers covering existing driveways. Paver colors must be neutral and complement the home exterior. Painting or staining driveways is not permitted.

As for all exterior changes, proposed driveway changes require DRB review and approval.

Building Location and Lot Coverage.

No Structure (except swimming pools, screened pool enclosures or screened patio enclosures. as set forth in this paragraph, and fences, hedges and walls, as set forth in the following paragraph shall be located on any lot nearer to the front Lot line than twenty-five (25) feet, nor nearer to any rear Lot line than twenty five (25) feet, nor nearer to any street side Lot line than twenty-five (25) feet, nor nearer to any interior side Lot line than seven and one-half (7.5) feet. Front Lot line is defined as the Lot line facing the street and if two or more Lot lines face streets, then the front Lot line is defined as the Lot line on that street which is on the front or main entrance to the residence built or to be built on the lot while the other street Lot line shall be considered a street side lot line for purposes hereof. Swimming pools, screened pool enclosures or screened patio enclosures may be located as near as ten (10) feet to the rear Lot line or top of the lake bank in the case of lakefront Lots, notwithstanding the greater rear setback requirement for other Improvements. The distance from the Lot lines to the Structure shall be measured along a straight line from the closest point. Outermost walls of the Structure and not eaves and similar protrusions shall be controlling for this purpose.

Landscape

Guidelines should be based on Florida friendly landscape principles for acceptable Landscape Materials and Practices

1. Minimum Landscape Requirements:

- a) Front areas from rear of home to street shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house. Landscaping shall incorporate a mix of approved shrubs and ground covers equal to not more than 25% of front area in a design appropriate to the scale and design of the house. Not more than thirty-five percent (35%) of any Lot shall be covered by the residence and its attached structures (excluding driveways, walkways, and uncovered porches and uncovered pool areas): provided, however, any stricter requirements of land ordinances and governmental regulations shall be controlling.
- b) Unless otherwise specifically approved by the DRB, the area around each house measured approximately five feet (5') outward from the house shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting and screening of services. Visible areas beneath all landscape areas should be covered with natural mulch to a depth of 2 inches or sufficient to conceal the underlying soil and roots. Coloured stones are discouraged as a mulch material and will require DRB approval..

2. Plant quality/size:

- a) Plant material used for landscaping in conformance with the provisions of this section shall equal or exceed the standards for Florida No. 1 as given in the latest edition of Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee. Standards for sizing and measurement of plant materials shall also be in accordance with this document. The sizes for plant material given in this chapter shall be the minimum size at the time of installation.
- b) Shrubs classified as a "spreading type" shall be in a minimum one (1) gallon container, those classified as an "upright type" shall be in a minimum three (3) gallon container at time of planting.
- c) Vines - Vines shall be in a minimum of three (3) gallon containers and placed at a maximum of ten (10) feet on center. Vines may be used, in conjunction with fences, screens and walls.
- d) Ground Covers - Ground covers shall be in a minimum of four (4) inch pots and planted at a minimum of six (6) inches on center, or twelve (12) inch maximum depending on genus.
- e) Hedges - Hedges shall be planted a maximum of three (3) feet on center. Shrubs used in hedges shall be the minimum size of eighteen (18") inches at planting. Hedges may not be used to block neighboring views of lakes or common areas maintained for all owners' enjoyment.

3. Lawns and Landscaping

Upon completion of construction of a residence on each Lot, there shall be planted in the front yard a minimum of three (3) trees (such trees to have a trunk measuring not less than 2 inches in diameter 1 foot above the ground level) and to be of a native species approved in writing by Developer (existing living trees shall qualify towards this requirement) All yards shall be fully sodded with St Augustine grass and landscaped pursuant to the approved landscape plan, which sodding and landscaping shall be completed prior to occupancy of the residence. All lawns and approved landscaping in front of each residence shall be extended to the street pavement (including each side of any intervening sidewalk) and shall be maintained by the lot owner and all of such area shall be served by an automatic underground irrigation system, no gravel, blacktop, or paved parking strips along the street shall be installed or maintained. No trees shall be removed without the prior written approval of the DRB and proof of Hillsborough County tree removal permit.

Recreational Equipment.

All basketball courts backboards, volleyball nets, swing sets, sandboxes and other recreational equipment shall be installed, maintained or used only in the rear of a residence and shall not be exposed to view from any street. No fixed basketball hoops or backboards shall be permitted. Portable backboards, hoops and related equipment may be utilized on a Lot as long as said equipment is not left outside on the lot on a daily basis, except for weekends and State Holidays. The DRB is empowered to determine compliance with this provision.

Mailboxes

Mailboxes shall be of a uniform color, material, and design approved by the DRB. Guidelines include standard material, color, dimensions, height, condition, number size, no other wording, decals, decorations, etc. are allowed.

Building Additions

Each Lot shall be used for single-family residential purposes only. No building or other Improvements shall be erected, altered, placed or permitted to remain on any Lot other than one (1) single-family residence not to exceed two (2) stories or thirty (30) feet in height. The ground floor area of the residence, exclusive of open porches, lanais and garages shall be not less than 1800 square feet of air-conditioned living area. Each residence shall be constructed with no less than an enclosed two (2) car garage. No other Structures shall be erected or permitted, and all patios, screened enclosures and other auxiliary buildings shall be attached and made a part of the residence. No air conditioning and heating equipment, pool pump, pool heating equipment (Including solar device), or other mechanical equipment shall be permitted unless It Is appropriately located and/or fenced or screened and approved by the DRB In advance.

No exterior statuary or other decorative Objects shall be permitted without the express permission of the DRB. The grade level established by the Declarant or by the builder who originally constructed the residence shall not be materially altered by any subsequent Owner, nor shall any person cause any filling which will adversely affect any adjacent Lot No sod dirt gravel other than that incidental to construction of approved improvements shall be removed from any Lot without the written approval of the DRB.

Holiday decorations

Holiday decorations should not be displayed sooner than 30 days before nor later than 30 days following the holiday. Light and sound displays that exceed customary levels in the Association must be approved by the DRB and proved to not be a nuisance to neighboring properties.

Maintenance of Premises

All Lots together with the exterior of all improvements (if any) located thereon, shall be maintained in a neat and attractive condition by their respective Owners. Such maintenance shall include, but not be limited to, painting, repairing, replacing and caring for roofs, gutters, downspouts, building surfaces, lawns, trees, shrubs, walks and other exterior improvements. In the event the Owner Shall fall to maintain the Lot and the improvements and landscaping situated thereon In a manner satisfactory to the Association and such failure shall continue for ten (10) days after the Association posts a notice on such Lot or mails a notice to the Owner at his property address requesting Owner to comply with the requirements of this paragraph, after approval by two-thirds (2/3) vote of the Board, the Association shall have the right, through Its agents and employees, to enter upon said Lot and exterior of the residence and any other Improvements erected thereon and perform such maintenance as approved by the Board. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot Is subject and Owner shall be personally liable to the Association for the

costs of such maintenance. The costs, plus Interest thereon at the maximum rate allowed by law, and all collection and enforcement costs, including reasonable attorneys' fees, until paid, shall be a permanent charge and lien upon such Lot, effective as of the date of filing by the Association of a claim or lien In the Public Records. Entry to perform maintenance shall be only between the hours of 7:00 a.m. and 7:00 p.m. on any day except Sunday, except under emergency conditions. Such entry as herein provided shall not be a trespass. nor shall the Association be liable for doing anything reasonably necessary or appropriate in connection with carrying out these provisions. By acquiring property subject to these restrictions, each and every Owner agrees to pay such costs promptly upon demand by the Association, its agents, assigns, or representatives. Remedies set forth in this paragraph shall be cumulative and in addition to any remedies elsewhere provided herein and not in substitution thereof.

Animals

Pets are not permitted to roam free. Whenever pets are off your property, they should be leashed. "Invisible fences" are allowed (small "in-training" signs are allowed in view for a reasonable time.) Pet waste cleanup is the responsibility of all pet owners (dog and cat) in all public areas and common areas of the HOA. Regardless of an invisible fence, dogs should not be left on front lawns unattended for long periods as a courtesy to passersby. Cats are not permitted to roam freely and are subject to County code enforcement including fines and removal. Leaving food and water dishes outside poses a nuisance and attraction to wild animals and is prohibited.

Trash

All trash containers must be stored so that they are concealed from view. Trash should be placed at curb only the night before pickup (but not before 4 pm of the previous day) and cans removed by mid-day after pickup. Landscape debris should not be placed at the curb until the night before the scheduled pick-up day. All trash containers must be stored out of view of neighboring properties and the street.

Tree Removal

No trees larger than 3 ½ inches in diameter may be removed without written approval of the DRB. Minor trimming of trees is acceptable; aggressive trimming needs DRB approval. County permit for tree trimming and removal must be presented with the DRB application.

Noise Control

Excessive noises can affect the "quiet enjoyment" of the neighborhood cause a neighborhood nuisance and thus violate the Covenants. The DRB may advise the Board on establishing guidelines that enforce time of day noise moratoriums to preserve the peaceful nature of the neighborhood. The PM may be asked to send notice of excessive noise complaints to homeowners who repeatedly violate community standards.

Hurricane Shutters

Submit to DRB for approval as to style. Accordion or permanent mount shutters are not acceptable. Installation allowed upon official notice of hurricane warnings; and must be removed within 7 days after storm. Shutters may not be installed unless a hurricane warning is announced. Plywood protection is permitted but cannot display graffiti or signage and must be removed within 7 days after storm.

Leaving for vacation is not reason enough to install shutters. Homeowners should make arrangement for installation while away.

Gators/Snakes/Wildlife

The Property Manager or HOA is not responsible for wild animals on your property. Owners should call the County Animal Control or State Wild Life Control. If found in common areas,

report dangerous animals to the guard house. Feeding wildlife is not permitted and is illegal in Florida.

Lakes/Retention Ponds/ Houses abutting lakes, ponds, wetlands or dry retention must maintain lawn to the water's edge or the bank of those areas. The HOA association maintains the interior of those areas where applicable.

Lawn Ornaments

Lawn ornaments and accessories should not exceed three items per lot. Excessive lawn décor items are not acceptable. Architectural highlights like benches, fountains, rocks, etc. may be approved as determined by the DRB. All of these accessories must be removed upon the issuance of a hurricane warning. Patio furniture, outdoor camping chairs and temporary shelters or tents are not permitted in view of the street or neighboring properties.