

SUNRISE ESTATES HOMEOWNERS ASSOCIATION, INC.

Architectural Criteria

Approved – July 2025

This Architectural Criteria is subject to change from time to time at the discretion of the (Developer/Declarant) while (Developer/Declarant) owns one (1) or more unfinished lots within the community. It is intended to be distributed as a helpful guide for members of the community considering modifications to their homes or lots and to provide guidance to any architectural control committee members throughout the decision-making process.

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SECTION I - INTRODUCTION

A. Welcome. This Pulte Homes community is designed to respect the intended visual character of its site and strives to minimize its environmental impact while maximizing water and energy conservation principles, all to the extent feasible. To preserve and enhance these principles, these architectural criteria (“**Architectural Criteria**”) were established to maintain certain standards by which the community may grow and develop.

This Architectural Criteria has been prepared by the Developer pursuant to the communities governing documents, ("**Governing Documents**") and local and county ordinances. This Architectural Criteria may be changed and amended by the Declarant for so long as the Declarant owns any Lot within the Community or thereafter by the Board of Directors to serve the needs of an evolving community pursuant to the procedures set forth in the Governing Documents and in the Architectural Criteria.

The Architectural Criteria provides an overall framework to allow the community to develop and progress in an orderly manner, by implementing planning concepts, philosophy, and requirements of regulatory agencies. This Architectural Criteria includes minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping, and relevant criteria for the construction and modification of improvements of any type. They also establish a process for a fair review of proposed new developments and changes within the community.

For purpose of this Architectural Criteria, the "**Reviewing Body**" refers to the Developer, the modifications committee, the architectural review committee, or any other committee as defined in the Governing Documents which is authorized to review and approve owner or builder architectural modification applications on behalf of the association.

This document addresses each type of dwelling in the Sunrise Estates community which is comprised of Single-Family Homes and Townhomes. The terms “homeowner” or “owner” refers to the owner of any of the aforementioned structures.

B. Applying for Approvals from Government Agencies and Requirements. Any individual(s) or entity owning a lot within the community (“**Owner**”) has the responsibility of complying with all governmental requirements and obtaining all necessary permits and approvals from the appropriate federal, state, county, or municipal governmental agencies (“**Governmental Agencies**”) before beginning approved work on a project. For example, the City of West Melbourne or Brevard County may require certain permits, depending on the proposed change, alteration, or addition. The Owner shall provide copies of any such required permits or approvals to the Reviewing Body if so requested. However, the Reviewing Body shall not be required to review

a proposed modification's compliance with any requirements held by Governmental Agencies. All Owners are required to perform their own due diligence to ensure compliance with any requirements held by a Governmental Agency and receive approval from the Governmental Agency independent of the Reviewing Body as applicable.

To the extent that any Governmental Requirement requires a more restrictive standard than those found in this Architectural Criteria or the Declaration, the Governmental Requirement shall prevail. To the extent that the Governmental Requirement is less restrictive than this Architectural Criteria, or the Declaration, the Declaration and this Architectural Criteria shall prevail. In the event there is any conflict between the Declaration and this Architectural Criteria, the Declaration shall prevail.

If the permit or approval from the Government Agency differs from the approval of the Reviewing Body, the Owner must re-submit the proposed change to the Review Body.

C. Required Approval for Modification Activity. All Owners are required to submit an application to the Reviewing Body and request a review of plans for any modification, addition, or improvement to the exterior of the home, lot, or landscaping ("**Modification Activity**") prior to beginning the Modification Activity. Modification Activities, shall include by way of example, but are not limited to:

- The removal or addition of any tree.
- Constructing, placing, or erecting improvements on any portion of the Lot.
- Modifying or adding to existing improvements.
- Installing a fountain, pool, spa, or other water feature.
- Constructing and installing fences, walls, fireplaces, firepits, outdoor kitchens or barbecues (other than portable ones that are on wheels), or other hardscape, such as walks, driveways, paving, brick, masonry, concrete, rocks, flagstone, or any inert material.
- Modifying landscaping, irrigation, alteration of grades or drainage.
- Removal of any original architecture and/or landscaping installed by the Developer.
- Placing any object, ornament, monument, statue, sign, or similar accessory on a lot that is visible from the street or by neighbors, including, but not limited to, lighting, satellite dishes, flag poles, or lawn ornaments.

These guidelines recognize that there may be permitted exceptions dependent upon the situation and Lot configuration. The approval of a Modification Activity in these circumstances does not mean that it would be approved in all circumstances.

Applications must be complete to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied to be considered for review. All applications shall be submitted to the Reviewing Body for approval prior to commencing work on the Modification Activity.

The fact that similar Modification Activity may exist or has been approved for another site does not automatically set a precedent for similar Modification Activity and does not constitute approval. Beginning or completing the Modification Activity prior to approval by the Reviewing Body does not mean that the approval requirement is waived. An Owner may be required to remove or correct any Modification Activity if not approved.

D. Fees and Deposits. Applications may be subject to an application review fee (“**Application Review Fee**”) as determined by ARC for the Association. All fees are subject to change and should be included in the duly executed management agreement between the Association and management company. The Application Review Fee shall be submitted with the owner’s application as a check payable to the management company. The Application Review Fee may be waived at the discretion of the Board of Directors.

Additionally, applications may be subject to a completion deposit (“**Completion Deposit**”) as determined by the Reviewing Body. A refundable Completion Deposit of Two Thousand Dollars (\$2000.00) is required from any party installing a pool or doing concrete work. The purpose of the deposit is to safeguard against any damage or debris removal on Association Property. If damages or debris clean-up exceed the deposit amount, the owner will be responsible to pay the difference. The Completion Deposit shall be submitted with the owner’s application as a check payable to the HOA. The Completion Deposit will be refundable upon inspection by the management company or Reviewing Body confirming that the Association Property, including but not limited to, all roadways, landscaping, and common areas, are restored to the original state.

Any Application Review Fees and Completion Deposits shall be submitted with the owner’s application as two (2) separate checks. Nonpayment of any fees or deposit shall result in automatic denial of any application. The Reviewing Body may require that Owner pay the submission and review costs associated with submission and review of plans by an architect or engineer. The Reviewing Body may also require that the Owner deposit funds to cover the cost of periodic inspection during the work, to ensure proper cleanup of the work site during and after completion of the work, or to provide reasonable security that a condition of approval will be met.

If the Owner does not submit an application or alters the plans after application has been approved by the Reviewing Body, the Owner may be assessed by the Association a One Hundred Dollar (\$100.00) no-permit fee (“**No-Permit Fee**”) and be required to submit a new application and Application Review Fee. The new application is subject to approval. The No-Permit Fee shall be treated as an unpaid benefitting Assessment and shall be subject to collection efforts, including lien rights and lien foreclosure rights, as an unpaid Assessment as set forth by Florida Statute 720 and the Association’s Governing documents.

E. Inspections and Completions. The Reviewing Body may appoint members or representatives to conduct inspections of any Modification Activity in progress as well as the completed work. These inspections may be conducted after the approval of an application, prior to the commencement of the Modification Activity, and at completion of Modification Activity in order to ensure that the work complies with the approved application.

Approved projects must be completed within three (3) months of approval by the Reviewing Body, unless the project is a large-scale modification such as a pool installation. After that time, the Reviewing Body’s approval of the application will expire. A new application must be submitted and approved before any further work can begin. The Board or the Reviewing Body retains the right, but not the obligation, to extend time frames for an applicant to complete proposed and approved work.

The Reviewing Body shall have no obligation to ensure that the work is done in compliance with approved plans or Government Requirements.

- F. Conditions for Commencement of Work.** NO WORK SHALL COMMENCE ON ANY CONSTRUCTION OR MODIFICATION ACTIVITIES UNTIL AN APPLICATION FOR THE WORK HAS BEEN SUBMITTED ALONG WITH FULL PAYMENT OF FEES AND REQUIRED DEPOSITS AND APPROVED IN WRITING BY THE REVIEWING BODY.
- G. Appeal.** In the event the Reviewing Body denies any plans, the applicant may request a rehearing by the Reviewing Body. Upon final disapproval (even if the members of the Board and the Reviewing Body are the same), the applicant may appeal the decision of the Reviewing Body to the Board within thirty (30) days of the Reviewing Body's written approval or disapproval. Review by the Board shall take place no later than thirty (30) days subsequent to the receipt by the Board of the applicant's request thereof. If the Board fails to hold such a meeting within thirty (30) days after receipt of request for such meeting, then the plans and specifications shall be deemed disapproved. The Board shall make a final decision no later than sixty (60) days after such meeting. In the event the Board fails to provide such written decision within said sixty (60) days after such meeting, such plans and specifications shall be deemed disapproved. The decision of the Reviewing Body, or, if appealed, the Board, shall be final and binding upon the applicant, its heirs, legal representatives, successors, and assigns.
- H. Access to Common Areas or Individual Lots and Homeowner Responsibility.** All exterior changes and modifications shall be completed in a manner so that they do not materially damage the common areas of the Association or Individual Lots. Nor shall they in any way impair the integrity of the improvements on the property subject to maintenance by the Association. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another Lot, without receiving written permission, in advance, from the Governing Body or Board or the Community Manager. In the case of accessing another Lot, permission must be obtained from the Lot Owner and proof of consent will be provided to the Association. Any contractor or installer who will cross the common areas to access the construction site, shall provide the Association with an insurance certificate listing the Association as a named insured prior to commencement of work. Insurance shall meet the following minimum limits- Contractor's General Liability including completed operations: statutory minimum amount; Worker's Compensation: statutory minimum amounts. The Board may establish these amounts. Homeowners are responsible for any damages to the Common Areas, other Association property, and any adjoining Lot that has been damaged. Homeowners are responsible for all cleanup of any improvement project. All debris and construction trash shall be removed from the Lot and hauled to the proper waste sites within three (3) days of the completion of the project. Association's trash containers and dumpsters are not to be considered as a proper waste site for project trash and debris. Homeowners shall be held responsible for the acts of their contractors, employees, subcontractors and any other persons or parties involved in the modification or alteration of the Lot. These responsibilities include but not limited to ensuring Lot and roadways are free of all debris, prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants, and complying with all state and local safety standards and compliances are met.

SECTION II - APPLICATION AND REVIEW PROCEDURES

A. Applications. All applications shall include the following:

1. **Completed Application.** All applications must include the name of the owner and owner's contact information, Lot number, Phase number, street address, and owner signature. Applications must be completed to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied to be considered for review. The periods stated in this document do not begin to run until a completed application has been received and acknowledged by the Reviewing Body.
2. **Modification Activity Information.** Appropriate information and summary of the type of Modification Activity.
3. **Supporting Documentation.** The application must include a complete and accurate description of the proposed modification(s). For the Reviewing Body to evaluate the application, supporting exhibits will frequently be required. Examples include, but are not limited to:
 - Architectural drawings or plans, brochures, photos of similar modification(s) (inspiration photos from Internet, magazine, etc. may be included as well). However, such photos do not replace the requirement for plans and details of changes to the Owner's property.
 - Vendor proposal and specifications showing and describing the nature, kind, shape, height, materials, and color(s) to be used for the modification(s).
 - Diagram of modification(s) to show all dimensions.
 - Materials being used and color samples. Provide samples where applicable.
 - Landscape plan, including plant type, quantity, size at maturity.
 - Engineering plans, as applicable.
4. **Site Plan.** Recorded site plan showing owners' lot and proposed modification(s) (i.e., location, dimensions, etc.) clearly drawn and labeled. Also indicate the distance of modification from property lines.
5. **Contractor Information.** Include the name, street address, and contact information of the contractor doing the proposed work. The Reviewing Body may require copies of the contractor's insurance and all applicable licenses.

Examples summarized below (B & C).

The architectural criteria and application form provide guidance with respect to the supporting documentation required for various types of modifications.

B. Landscaping or Site Work Affecting Landscaping Submittal Example. Such applications shall include the following:

- *Name of Landscape Designer.* Name and address of any landscape designer or firm involved in preparing the landscaping plans, including the landscape designer's street address and contact information.
- *Landscape Plans.* One (1) digital copy of the landscape plans (unless otherwise expressly approved by the Reviewing Body):
 - Proposed modifications clearly labeled and identified by color, shading, or other contrasting technique. Proposed plantings, with plant list and plant key for any abbreviations used, varieties, quantities, sizes, and spacing. Locations of proposed trees, shrubs, mulching, and

grassing (clearly labeled). Plant symbol to be to scale and show mature size (diameter) of the proposed plant with a circle. Indicate center of proposed plant with a “+” and the center of an existing plant with an “o”.

- Color pictures, brochures, and color samples shall be submitted with application to assist the Reviewing Body in understanding the application.
- Existing site drainage, including drainage structures, direction and slope of flow and any proposed alterations to this drainage.
- Plan for any irrigation system modifications (preferably on a separate drawing) to include location of automatic timer box and any rain sensor, and approximate location of valves, sprinkler heads, irrigation lines and sizes.

C. Changes or Additions to Structures Submittal Example. Such applications shall include the following:

- *Name of Architect/Builder.* Name and address of any architect or builder involved in preparing the proposed plans, including the architect or builder’s street address and contact information.
- *Proposed Plans.* One (1) digital copy of the proposed plans (unless otherwise expressly approved by the Reviewing Body):
 - Site drawings showing North arrow; scale of drawing; existing site features; trees (type and diameter at five feet above existing grade); significant existing shrubs; property lines; adjacent land uses (examples: residential lot, common area, etc.); and location or edge of streets, walks, walls, fences, houses, service areas, utility equipment, patios, walks, and drives.
 - Existing and proposed floor plan.
 - Existing elevation (photograph may be acceptable) and elevation of any proposed exterior modification. (If Owner has a photograph of another house or a picture from a magazine or brochure such photo does not replace the requirement for plans and details of changes to Owner’s property).
 - Proposed material and color samples, including location of proposed use.
 - If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition.

D. Association Management Review of Selected Modifications. The Developer, the Board of Directors and/or the Reviewing Body may delegate authority to the Property Association Manager to review and automatically approve specific routine modifications for the convenience of Owners (i.e., repainting the home the same exterior colors or replacing like-for-like plants). If the automatic approval decision is not clear-cut, the Property Association Manager will forward the application to the Reviewing Body for a decision.

E. Review Procedure and Notice of Pending Application. The Reviewing Body shall review each application at a duly noticed and open meeting and shall make their decision based on the information contained within the application, as well as any additional information provided at the open meeting by the applicant or any other Member who wishes to give input regarding the Modification Activity. If the Modification Activity is, in the opinion of the Reviewing Body, likely to be controversial or a matter of substantial community interest, the Reviewing Body may require additional notice or an on-site sign in a form approved by the Reviewing Body such that it is placed on the Lot for a reasonable time [as determined by the Reviewing Body] to give additional notice to the community regarding the pending application.

Reasonable efforts shall be made by the Reviewing Body to review and respond to an application within forty-five (45) days of receipt of all required information.¹ Any Owner whose application is denied by the Reviewing Body may request an appeal and hearing before the Board of Directors, but the decision as to whether an appeal and hearing shall be granted, and the form of such hearing shall be determined solely by the Board of Directors. If the Reviewing Body fails to respond within the Forty-Five (45) day period, the Modification Activity shall be deemed denied by the Reviewing Body.

F. Notice of Decision of Reviewing Body. Upon completion of review by the Reviewing Body, if possible, one set of plans will be returned to the Owner accompanied by a letter/email indicating the Reviewing Body's decision. The action of the Reviewing Body shall be stated in one of the following ways:

1. “Approved.” The entire application submitted is approved in total.
2. “Approved as Noted” or “Approved with Stipulation.” This is a conditional approval. The application submitted is partially approved or approved with conditions. Strict, not substantial compliance with the condition(s) is required. An Owner may only proceed with the work to be performed if it complies strictly with all conditions set forth in the letter from the Reviewing Body, or on or in any document enclosed with the letter.
3. “Not Approved” (Denied). The entire application submitted is not approved and no work shall commence.

G. Effect on Building Permit or Other Government Approval. If the application for a Modification Activity submitted by an Owner requires a building permit or other Governmental Requirement, approval by the Reviewing Body is not a guarantee that such permit or other Government Requirement will be approved by the appropriate Governmental Agency. If the appropriate Governmental Agency requires modification to the plans approved by the Reviewing Body, such modifications must also be approved by the Reviewing Body in order for the Owner to proceed with the Modification Activity.

H. Effect of Modifications on House Warranties. Owners are responsible for verifying the effect of any proposed modifications against any existing warranties for nullification concerns.

I. Owner Responsibilities. It is the responsibility of each Owner to comply with all requirements of this Architectural Criteria in addition to the Declaration and any applicable supplemental declarations. Homeowners are responsible for any damage(s) to the Common Areas, other Association property, and any adjoining Lot that has been damaged. Homeowners are responsible for all cleanup of any improvement project. Homeowners shall be held responsible for the acts of their contractors, employees, subcontractors and any other persons or parties involved in the modification or alteration of the Lot.

¹Forty-Five (45) days starts from the date the Reviewing Body acknowledges receipt of an application containing all the required documentation as defined in this Architectural Criteria and related to the Modification Activity. In the event the information submitted to the Reviewing Body is, in the Reviewing Body's opinion, incomplete or insufficient in any manner, the Reviewing Body may request and require the submission of additional or supplemental information. The Applicant shall, within Fifteen (15) days thereafter, comply with the request.

SECTION III – ARCHITECTURAL CRITERIA- SINGLE-FAMILY LOTS

- A. Architectural Character.** Original single-family home styles are to be maintained except as approved by the Reviewing Body.
- B. Architectural Impact on Nearby Property.** Applications for additions to a structure shall be reviewed for proximity to setback lines, impact on drainage, significant buffering foliage, and access for drainage and utilities. Where the Reviewing Body determines that there is a significant adverse impact, the application will be “not approved” or “approved as noted” or conditional words of similar effect.
- C. Standards May Vary.** Design or exterior changes appropriate for Lots in one area may not be applicable to another area.
- D. Waiver of Standards.** The Reviewing Body shall have the right, in its sole discretion, to waive, in writing, specific standards as they apply to an application if the Reviewing Body determines, in its sole discretion, that such waiver is warranted as a result of special conditions or factors not commonly encountered and such waiver will not have a material adverse impact on this Architectural Criteria and the community. Any waiver shall be limited to the maximum extent feasible while responding to the special conditions or factors. No waiver granted under this provision shall be applicable to any other homeowner.
- E. Exterior of Home & Lot Modifications.**
1. Approved Materials. Unless expressly approved by the Reviewing Body, all materials used in maintenance, repair, additions, and alterations shall match those used in the original construction of the dwelling unit as to color, composition [size and shape], type, and method of attachment. For example, when storm or hurricane windows are added or replaced with new materials, the description, trim color and glazing specifications on those materials and related materials shall be included with the application for addition or replacement to ensure that the long-term appearance will be compatible and will not degrade with long-term exposure to the elements. The Reviewing Body may allow substitute materials.
 2. Architectural Design. The architectural design of any and all additions, alterations, repainting, and renovations to the exterior of an existing home shall conform to, or be compatible with, the design of the original home in style, detailing, materials, and color. Any such addition, alteration, or renovation shall be made only after application to, and written approval by, the Reviewing Body.
 3. Setback Lines. Setback lines for the community are usually defined by both the Developer and the county and recorded on the applicable lot plan or stated in the applicable Declaration for the purpose of protecting against overbuilding a property site and imposing improperly on neighboring properties. All additions to homes shall be built within the established setback lines for the community regardless of more lenient requirements of any local Governmental Authority. The minimum setbacks are set forth in part in **Exhibit A**. If a Lot has more stringent setbacks than those in **Exhibit A**, more stringent setbacks shall apply, and county setback approval is not considered Association approval.
 4. Arbors/Archways/Trellises. Arbor construction and installation shall be applied for and approved through the Reviewing Body and are considered a landscape accessory. The placement of arbor structures shall be at least twenty (20) feet from any neighboring Lot line, may not obstruct a neighboring Lot’s view of a natural landscape feature, including but not limited to, a pond or common green space [although the Association does not guarantee any Lot owner or resident any particular view], and may only be placed in the rear yard. The maximum size of any arbor shall not exceed the height of eight (8) feet, the width of three (3) feet and the depth of two (2) feet with the wider dimension parallel to the rear Lot line. The arbor shall have approved vegetation, which will be required on the finished product. The application must include size, materials, and placement. Vegetation must be maintained to present a neat appearance with no overgrowth onto roof, the side of the house or walkways.

5. Cameras. Cameras installed on the home are to be white in color and hard-wired. Solar powered cameras permitted with small solar panel attachment (see **Exhibit F**). The positioning and locations of each camera must monitor your own Lot without intruding or violating the privacy of neighboring Lots.
6. Covered Patio/Screen Enclosure/Sun Room. Homes with a covered rear patio may later enclose the patio with screening and screen door with the prior written approval by the Reviewing Body. All screened structures must be constructed using dark bronze aluminum framing and black or charcoal screening (or a window/screen combination) or addition, extension, etc. shall be made only after application to, and prior written approval by, the Reviewing Body. Conversion to an air-conditioned living space may void warranties the Owner has from the Developer or original builder and may be a violation of county code or ordinance. Association approval is not proof of or tantamount to approval by the county.
7. Decorations and Yard Ornaments. No decorative yard objects including, but not limited to, bird baths or bird houses, light fixtures, fountains, sculptures, statutes, reflectors, or weathervanes shall be installed without the prior written approval of the Reviewing Body. Decorations such as potted plants or flowers attached to walls, or suspended from a covered structure are acceptable if the decorative features are in harmony with the property's frontal view and do not need to be applied for, as long as it is in harmony with the community. For ground mounted landscape accessories, refer to Landscape Section V of this Architectural Criteria. For bird house and feeders, refer to Section V (D.2) of this Architectural Criteria.
8. Decorative Outdoor Furniture:
 - a. Patio Furniture. Decorative outdoor patio furniture shall be in harmony with the frontal view of the home in style and color. All decorative outdoor patio furniture must be designed as outdoor furniture. Furniture normally used for indoor only use shall not be permitted as outdoor furniture. Patio furniture does not require prior approval and must be kept in clean, neat and usable condition at all times.
 - b. Yard Furniture. Yard furniture (e.g., lawn chairs, lounges, gliders, tables, and umbrellas) shall not be permitted in front, side, driveways or placed on common areas. Yard furniture in rear yards shall be placed no closer than five (5) feet to the nearest property line and must be placed on hardscape material adjacent to the house. Furniture normally used for indoor only use shall not be permitted as outdoor furniture. Yard furniture does not require approval and must be kept in clean, neat and usable condition at all times.
9. Driveway Extensions and Redesigns. All driveway extensions and redesigns must be submitted to the Reviewing Body for prior written approval. Widening of driveways shall be limited to a maximum of two (2) feet on each side of the driveway for a total of four (4) additional feet. Material, color and pattern must be included in the application. All other driveway modifications shall be reviewed on a case-by-case basis by the Reviewing Body. The driveway extension shall be of the same material, finish, and color as the driveway.
10. Exposed Rafters. Exposed rafter type covers shall match the house material and color when the patio is attached or has a common side with the home and shall be installed only after application to, and prior written approval by, the Reviewing Body.
11. Exterior Doors. Exterior doors must be a solid color and shall be compatible with the color scheme of the house and surrounding community. Front door material shall be suitable for front door installations. Storm doors shall be of manmade material such as fiberglass (no wooden storm doors). Glass inserts with storm-safety ratings are permitted with prior written approval by the Reviewing Body.
12. Exterior Paint and Trim. Changes to the exterior paint and trim of the home must be submitted to the Reviewing Body for prior written approval. The proposed colors scheme should be in compliance with

this Architectural Criteria and aesthetically in harmony with the community design. Owners may not paint their home with an identical color scheme as any home directly across or beside their own home. The body of the house (base color) must have a flat finish. No gloss or high gloss finishes are permitted. If the owner is proposing to paint doors and trims with gloss or high gloss, this must be noted on the architectural application. Repainting a home with the same color scheme still requires the submittal of an architectural application.

13. Fence/Gates. Refer to Section V(F) of this Architectural Criteria.
14. Flags and Flagpoles. No flag or banner shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the community that are visible from the outside without prior written approval of the location of the flag by the Reviewing Body other than: one (1) American Flag per Lot; one (1) freestanding flagpole that is not more than twenty feet (20') high on any portion of such Owner's Lot if not erected within or upon any easement. The flagpole may not be installed any closer than then (10') from the back of the curb, or within ten feet (10') of any lot boundary line. Additionally, Owners shall be permitted to fly flags that will be approved by the Reviewing Body which include (1) official flag of the State of Florida displayed in a respectful manner, and one (1) portable, removable, official flag, not larger than 4 ½ feet by 6 feet and displayed in a respectful manner, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or POW-MIA flag. All flags shall be maintained in good condition and should not be displayed on days when the weather is inclement. Proper lighting is required for nighttime display of the American Flag. Flags cannot exceed twelve (12) square feet.
15. Firepits. Firepits are permitted if structurally sound, permanently constructed and with a maximum diameter of five (5) feet, and no closer than twenty (20) feet from any existing structure. Wood fuel storage is not permitted in the community. Prior written approval indicating the location, material, color, and dimensions of the fire pit are required. Outdoor wood burning is prohibited.
16. Front Entryway and Porch. Modifications to the front entryway and porch must follow this Architectural Criteria and aesthetically in harmony with the individual and neighboring properties and shall be made only after application to, and written approval by, the Reviewing Body. Fence structures are not permitted on any part of the front entryway or porch. No part of the front entryway or porch shall be enclosed by screen enclosure or full walled (floor to ceiling) structure.
17. Garage. No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or storage space. No garage opening shall have a screen covering or shade device. All garage doors shall remain closed at all times except when vehicular or pedestrian access is required or during times when conducting Home, yard or landscaping maintenance or cleaning the garage. Windows may not be installed on a garage door or on garage walls. The garage door must match the original material and specifications. Secondary garages are prohibited.
18. Generators
 - a. Temporary/Portable generators. Temporary generators are permitted to only be used during long periods of electric power outages in the community until the power is restored to the lot. Temporary generators are to be operated in accordance with manufacturer's directions and located as far as possible from all adjacent Homes/Lots when in use. Temporary generators are to be stored in such a manner as not to be viewed from the street or adjacent neighboring Lot when not in use. Temporary generators are permitted without prior written approval by the Reviewing Body.

- b. Permanent generators. Permanent or hard-wired installed backup generators may be permitted with prior written approval by the Reviewing Body. All specifications including size, type, location, and source of power must be approved, in writing, by the Reviewing Body. Permanent generators shall be installed by a licensed and insured contractor. Permanent generators are to be mounted on a fixed foundation and permanently connected to the house electric power circuit according to manufacturer recommendations and governmental body codes and regulations. Permanent generators and any related equipment required for the generator are to be set back a minimum of fifteen (15) feet from the front of the house and are to be installed on the side of the home. Exceptions to allow placement on the rear of the home may be considered if side placement were to impact the drainage easement, and if permitting allows. Requirements for fuel, exhaust, noise levels and storage tanks are to be strictly followed according to manufacturer specifications and in compliance with all applicable governmental body codes and regulations. Permanent generators and any above-ground storage tanks shall be shielded from street view by landscape hedging or behind an installed perimeter lot fencing. Local, county and state applicable permits and approvals will be required as part of the application.
19. Gutters and Downspouts. The location, type, and color of all gutters, downspouts, splashguards, and gutter guards, shall be approved by the Reviewing Body prior to installation. Location of all downspouts, including the direction of water flow, should be noted on the drawing submitted to the Reviewing Body. All gutters, downspouts, and splashguards shall be constructed of aluminum. All gutters must be maintained in a neat and attractive condition similar to that of when they were first installed.
- a. Gutters. All gutters shall be seamless, between 4” and 7” wide, and constructed of aluminum. The color of all aluminum gutters shall match the color of any preexisting gutters installed by the Developer, or if no gutters were installed by the Developer, the color of the fascia, the home’s exterior body or trim, or may be white.
 - b. Splash Guards. All splash guards shall match the color of the approved gutters.
 - c. Gutter Guards. All gutter guards shall match either the color of the shingles or the approved gutters.
 - d. Downspouts. All downspouts shall be seamless (unless a break or angle in the downspout is required) and constructed of aluminum. The maximum dimension for all downspouts is 3” x 4”. The color of all aluminum downspouts shall match the color of approved gutters, the dwelling unit’s exterior color or trim, or they may be white. Owners shall prevent downspouts from being installed on the front of the dwelling unit and shall divert to the side or rear of the home. The preferred location for downspouts shall be the sides or rear of the dwelling unit. However, the Reviewing Body understands that this is not always feasible and will approve a variance for a downspout on the front of the home based on the recommendation from the gutter installation company stating why the rear or side of the home is not a viable option.
 - e. Splash Blocks. All splash blocks should be placed or screened in such a way as to not be visible from the road and should blend in with the landscaping or exterior color of the dwelling.
 - f. Pop-Up Gutter. Pop-up gutters will be considered on a case-by-case basis in terms of allowance and pop-up specific locations. If approved, any mold or mildew that occurs on

the sidewalk, as a result of a pop-up gutter, will be the responsibility of the homeowner to have cleaned as often as needed.

20. Height of Building. The height of the roofline of any addition to an existing home shall not be higher than the original roofline.
21. Holiday Décor and Lighting. All holiday lighting and decorations should be temporary in nature and shall be permitted to be placed upon the exterior portions of the home and lot. Holiday decorations should be of kinds normally displayed in residential neighborhoods, are of reasonable size and scope, and must not create a nuisance (such as excessive light or sound emission) to adjacent Homes or the community as determined by the Board of Directors in its sole and absolute discretion.
 - a. Halloween lighting and decorations may be displayed starting October 15th and shall be removed by November 5th of the same year.
 - b. Fall holiday lighting and decorations may be displayed starting November 15th and shall be removed by December 1st of the same year.
 - c. Winter holiday decorations may be displayed starting Thanksgiving Day and shall be removed by January 5th of the following year.
 - d. Music or other sounds that may be heard beyond the property or strobe-type lights are never permitted.
 - e. Holiday decorations may not extend higher than the roofline.
 - f. All brackets, clips, and other holders for holiday lights that are installed on a house must be removed at the time the lights are removed.
22. House Numbers. All house numbers must be clearly readable from the street, but not so large as to be out of proportion to the structure, and compatibility with the overall design of the home. Numbers should be similar to original design- black in color, 4 inches (4”) in height, clearly visible from street view and attached to the home. Any missing house number(s) must be replaced by the homeowner upon written notice from the Association and within the cure period noted in the letter/notification with the same design. Sunrise Estates does not permit numbers (painted, sticker, plaques, etc.) on curbs, driveways, etc.
23. Hurricane Protective Systems (Hurricane Shutters). Hurricane Shutters shall be used as a protection system only in the event of an oncoming storm and are not to be confused with decorative shutters. The system may not deviate from the aesthetic look of the homes. The system may not be implemented earlier than forty-eight (48) hours prior to a storm’s arrival and must be removed and stored no later than seventy-two (72) hours after the storm warning or storm watch has expired. Manufacturers’ catalogs and the selected design shall be provided to the Reviewing Body. Any approval by the ARC or Reviewing Body shall not be deemed an endorsement of the effectiveness of hurricane shutters.
 - a. Bermuda/Bahama Shutters (Hurricane Grade). Bermuda/Bahama Shutters may be installed with prior written approval. Design and color shall be complimentary to the home design and match the home’s exterior or trim color or white. All windows can have this type of shutter, but it is not permitted over doors or entry points. Bermuda/Bahama Shutters must still follow implementation guidelines in the event of a storm’s arrival (as mentioned above).
24. Lot Drainage/Roof Drainage. As provided for in the Declaration, no person shall alter the drainage flow of the Surface Water or Storm Water Management System, including buffer areas or swales, without prior written approval of the local Water Management District and the Reviewing Body. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof shall drain directly onto a neighboring property. When any modifications are performed on an existing home, the established lot

- drainage shall not be altered. Roof gutter downspouts shall be directed to splash blocks or other impervious surfaces, plastic flexible drain tubes, or to undersurface drainage lines within landscaping. Owners are responsible for their own drainage and may be required, at their own expense, to install French drains or similar devices.
25. Pergolas/Gazebos. Pergolas and gazebos are not permitted in front or side yards. The placement of pergola or gazebo structures may only be installed in the rear yard and shall be at least five (5) feet from any lot line. Application for size, materials, and placement shall be submitted to and approved by the Reviewing Body prior to installation. Maximum height, width and overall area size are applicable.
 26. Plantings & Hedges. Refer to Section IV – Landscape and Hardscape Guidelines (B) of this Architectural Criteria.
 27. Playground and Sports Equipment. Play structures, skateboard ramps, and sports equipment are not permitted in front or side yards. The placement of play structures, skateboard ramp, and sports equipment shall be at least fifteen (15) feet from any neighbor's Lot line, may not obstruct a neighboring Lot's view of a natural landscape feature [although the Association does not guaranty any Lot owner or resident any particular view, sightline or right], and shall be located at the rear of the lots or on the inside portion of corner lots with the setback lines. Application for size, dimensions, materials, and placement shall be submitted to and approved by the Reviewing Body prior to installation, additional landscape screening requirements may apply. Play structures may not exceed 10' in height. Treehouses or platforms of a similar nature shall not be constructed on any part of a lot.
 - a. Basketball Goals (Portable). A portable basketball goal is not permitted without the prior written approval of the Reviewing Body. If permitted, Owner shall ensure that the basketball goal is not positioned in a manner that results in use of the street or right of way as part of the playing court or play area. Portable basketball goals are to be stored away when not in use.
 28. Rear Screen Enclosures and Swimming Pools, Hot Tubs, Spas. Refer to Section IV. L & M.
 29. Roofs. Any changes to the roofing of a home will require prior approval from the Reviewing Body.
 30. Shade Devices. Man-made screens and shade devices must appear as an integral part of the building elevation and shall be made of materials that complement the home. Awnings or any other shading devices shall only be applicable to windows and doorways and not ancillary equipment. Such devices shall be in harmony as to size, style, and color with the house and application to shaded opening. Fabric awnings or similar shading devices may be permitted on the rear of the home when the color, which must be solid, is muted and consistent with the color of the home, roof, shutters and community-wide standards, and only upon prior written approval by the Reviewing Body. The material can have a maximum of 80% visibility. The color of the exterior shading devices shall complement the home. Awnings or such other devices shall have a retractable feature, either mechanical or manual, for storage in inclement weather. Fixed awnings are not permitted. Shading devices shall not extend over ten (10) feet. Any shade device that in the sole determination of the board of directors has deteriorated or dilapidated [i.e. holes, torn material, faded coloration, etc.] shall be replaced with a like kind shade device or removed upon written notification.
 31. Sheds, Outbuildings, Storage Buildings etc. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted, and no other structure or improvement shall be constructed, erected, altered, modified, or maintained upon any portion of a Lot without the prior written approval of the Reviewing Body. Such structures cannot be visible from an adjacent lot.

32. Shutters and Window Boxes. Upon approval by the Reviewing Body, decorative shutters may be installed. Shutter design and color shall be complimentary to the home design, shall match the home's exterior or trim color if painted, and overall aesthetic of the community. Window boxes are not permitted.
- a. Bermuda/Bahama Shutters (Decorative). Bermuda/Bahama shutters may be installed with prior written approval. Design and color shall be complimentary to the home design and match the home's exterior or trim color or white. All windows can have this type of shutter. Bermuda/Bahama shutters must still follow implementation guidelines in the event of a storm's arrival (as mentioned above in Section 24)
33. Slope of Roof. No alterations or improvements shall be made which provide a roof slope of not less than three (3) feet vertical to twelve (12) feet horizontal. All screened areas shall have roof designs with a minimum pitch of three (3) feet vertical over a twelve (12) foot horizontal. Pitches can be broken to match the existing house roof, but no screened roof design shall appear as a flat pitched surface from any external elevation. Current dwelling designs will be considered.
34. Vegetable Gardens. A vegetable garden may be permitted with prior written approval from the Reviewing Body. A vegetable garden shall be no larger in size than six (6) feet by four (4) feet and can be raised three (3) ft off the ground and shall be located no further than fifteen (15) feet from the dwelling. The vegetable garden must not be viewable from any sidewalk, street views, pond or common areas, and cannot encompass an entire backyard area. The vegetable garden should be buffered by a privacy hedge and structure materials to make the vegetable will be highly scrutinized and the Reviewing Body will advise on any necessary changes to structure materials. No vegetable plants shall be allowed to grow taller than five (5) feet in the backyard. Vegetable gardens shall be weeded not less than weekly in order to maintain a neat, manicured appearance. Once the growing season has ended the exhausted plants must be removed and the ground tilled and maintained during the non-growing season or replaced with season appropriate plants or sod. If unused for more than one year, the Owner shall remove the vegetable garden entirely.
- a. Fruit Bearing Trees. An owner may apply to install a maximum of two (2) fruit bearing trees. The location follows the vegetable garden guidelines and must be near the covered lanai or exterior patio and no more than fifteen (15) feet from the dwelling unit. Additionally, the fruit bearing tree(s) cannot be planted or installed within 5 feet of the neighboring property line or within a wall or drainage easement (where applicable).
35. Exterior Grading Relative to Wall or Door Height. All room additions and enclosures shall have a minimum interior wall height from finished floor to the lowest ceiling of the existing structure. Exterior doors shall open to a level structural landing if the step down to resulting grade exceeds eight (8) inches.
36. Waste & Recycling Containers Storage. All waste and recycling bins shall be stored out of public view. A trash and recycling containers paver pad may be permitted with prior written approval from the Reviewing Body. An owner may apply to install a small paver pad to store the waste and recycling containers on near the garage. The paver pad must be properly screened from street view and neighboring Lot(s) in a manner approved by the Reviewing Body. While under Declarant control, the only approved screening material would be landscape hedging, such as podocarpus. No Lot shall be used or maintained by an Owner as a dumping ground for rubbish, trash, or other waste. Containers may be left out for collection at dusk on the day prior to collection and must be re-stored by dusk on the day of collection. Trash and recycling of waste materials must conform to the City of West Melbourne Waste and Recycling Regulations. No outside burning of trash or garbage shall be permitted. No compost bins or areas are permitted in Sunrise Estates. No garbage cans, supplies or other similar articles shall be

- maintained on any Lot so as to be visible from outside the Home or Lot. All trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets.
37. Water Features. For the purpose of this document, fountains (non-wall-mounted, semi-permanent decorative landscape additions) are considered a water feature capable of producing a continuous recirculating flow of water from a self-contained reservoir. Water features may be permitted with prior written approval of the Reviewing Body. A water feature shall be limited to a height of four (4) feet above the finished grade of the lot; however, if a water feature is located against a wall of the house, then the water feature may not exceed eight (8) feet above the finished grade of the lot. A water feature may be installed in the rear yard only, may not detract from the overall landscape theme. Colors shall be compatible with the house. Only one (1) water feature is permitted and may be restricted when used in conjunction with other larger landscape accent items including bird baths. The application shall include the water feature's water source, pump, electrical layout, and plumbing layout. The water source, pump, electrical and plumbing shall be designed and located to be unobstructive. Noise shall be controlled to minimize the impact on neighbors.
 38. Water Softeners & Filtration Equipment. Water softener or filtration equipment to be installed on the exterior of the home shall be on a concrete or paver foundation and properly screened from view from the street and neighboring Lot(s) in a manner approved by the Reviewing Body. While under Declarant control, the only approved screening material would be landscape hedging, such as, podocarpus.
 39. Window/Wall Unit/Split Unit/Dehumidifier. No window or wall air conditioning units (or the like) may be installed in any window or wall of any portion of the home, irrespective of whether it is visible or not.
 40. Window Treatments. Window treatments shall consist of a drapery, blinds, decorative panels, or other window covering. No newspaper, aluminum foil, sheets, temporary window treatments or objects are permitted. No security bars shall be placed on the windows of any home. No tinting finishes on windows shall be permitted without prior written approval. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones.

SECTION V- LANDSCAPE AND HARDSCAPE GUIDELINES

- A. Landscaping.** All Single-Family Homeowners shall be responsible for maintaining, repairing, and replacing at their own cost and expense all landscape and irrigation improvements originally installed by the Declarant or Builder on their Lot and for any additional landscaping items added by the Owner after prior written approval by the Reviewing Body.

Replacement of individual plants or trees with the same species and quantity requires an application submitted to the Reviewing Body.

The Association maintains the landscaping on Townhome Lots, the items mentioned in this section are not applicable for Townhome Lots.

No landscaping modification or addition will be permitted onto Association common areas. Certain areas have been designated as open space, wetland or preserve within the Declaration and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Owner or Occupant may mow, fertilize, apply pesticides to, maintain, alter, or modify any area not owned by the Owner, including areas set aside as open space, wetlands or preserve.

Xeriscaping, a style of landscape design requiring little or no irrigation or maintenance, is not permitted in Sunrise Estates.

- B. Landscaping for Lots.** Landscaping must be consistent with the following minimum requirements which are subject to change via promulgated rule and restriction changes made by the Board of Directors.

1. **Commonly Used Plant Material.** Refer to **Exhibit B** for a list of recommended plant materials. Yards shall be completely sodded with an approved turf variety. **Exhibit B** includes a link to the University of Florida, Institute of Food and Agricultural Sciences (UP/IFAS) to search Florida-friendly landscaping specific to your zip code. Use of artificial flowers, artificial turf, or artificial trees anywhere outside the roof covered area or screen enclosed area of the house is prohibited.
2. **Unapproved plant material.** There are landscaping options and material that are unlikely to be approved by the Reviewing Body based on the landscape material/option being an invasive species or known for its aggressive growth, such plants include but are not limited to, kudzu, English ivy, Bradford Pear tree, bamboo, and bougainvillea.
3. **Irrigation Systems.** All developed home sites and landscaped plantings shall be maintained by a fully automatic underground watering system.
4. **Planting Beds.** Upon written prior approval of the Reviewing Body, the planting beds that were provided by the Developer or Builder may be planted with any plants from the list of the commonly used plants found in **Exhibit B**. Additionally, plants other than those listed in **Exhibit B** may be considered for approval by the Reviewing Body.
5. **Plant Bed Edging/Curbing.** The only edging/curbing allowed is either black commercial grade rubber below the grass line, poured concrete curbing in earth tones with selective finishes, edging stones, and bricks, are applicable. Edging/curbing modifications shall be not less than two (2) feet from the side property line, 3 feet from the front property line and 5 feet from the rear property line and require prior written approval from the Reviewing Body.
6. **Plantings & Hedges.** Landscaping on and next to the front entry, porch, or driveway areas shall be subject to prior written approval by the Reviewing Body. If approved, the plantings must be maintained to present

a neat appearance with no overgrowth. Plantings may be suspended or placed on pedestals or placed in decorative containers with applicable irrigation devices only after application to, and written approval by, the Reviewing Body. These types of plantings shall be irrigated and maintained by the Owner at their sole cost and expense. When decorative and plant items that were previously approved are to be changed to similar items and are in compliance with the Design Guidelines, re-application is not required. Except as otherwise permitted by Florida Law, no artificial grass, plants, or other artificial vegetation, shells, boulder or other landscape devices shall be placed or maintained upon the exterior portion of any Lot. Hedges may be installed for privacy purposes around the exterior rear screen enclosure. No hedges shall be permitted to extend more than three (3) feet in front of the front elevation of the home, and in no case shall any hedge irrespective of location be permitted to exceed five (5) feet in height.

7. **Rocks.** Rocks will be allowed in replacement of mulch upon prior written approval by the Reviewing Body. If rock is chosen to replace mulch, all mulch on the lot will be replaced with the same rock. Refer to **Exhibit E** for examples of approved rock style and color options. When substituting rocks for existing landscaping mulch, the average size of the rock shall not exceed two (2) inches in diameter. All landscaping rocks are to be same color scheme. Artificially colored or painted rock, lava rock, shells, pebbles, and crushed stone shall not be permitted. Only permitted to utilize one approved rock type and not combination of approved rock types.
8. **Swales.** Plants, flowers, topsoil, planter beds, shrubs, and trees shall not be installed in the swale so as to obstruct storm drainage along the side or rear portion of any Lot. Owners who install improvements to their Lot that result in any change in the flow and/or drainage of the surface water shall be responsible for all costs of drainage problems resulting from such improvements.
9. **Landscape and Wall Easement.** No Owner may install trees, shrubs, or landscaping within five (5) feet of any perimeter wall or fence other than sod without approval of the Reviewing Body due to the Association's obligation to maintain, repair, and/or replacement of any Association Wall or Fencing within Sunrise Estates.

C. General Landscaping Criteria. Basic planting requirements should, at a minimum, address the following areas:

1. **Approvals.** The Reviewing Body may reject any proposed plant it considers inappropriate or invasive, such as bamboo.
2. **Permitted Ground Cover.** The ground surfaces of all Lots except that occupied by hardscape or structures shall be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and approved mulch materials as listed in **Exhibit B**. The percentage of sodded grass lawn area installed in the original landscape plan for each lot shall remain the same unless otherwise approved by the Reviewing Body. If a living ground cover is proposed in place of the sodded lawn, prior written approval shall be secured from the Reviewing Body prior to the commencement of work. For the purpose of this Architectural Criteria, topsoil or decomposed granite shall not be considered inert material. No artificially colored or painted rock shall be permitted. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, states, emblems, geometric patterns, or any other communication. In order to prevent soil erosion and to maintain positive drainage, the original grades of the Lot shall be maintained during landscape and sod installation. For this reason, a minimum sod buffer equal to that of the original sod installation on the front curb and rear property line must be maintained as a drainage area. The Lot Owner shall hold harmless the Developer, the Association, and the

Association's management company for any property damage, including damage to the house, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of Owner's landscaping done by Owner or hired landscape contractor.

3. Dead or Diseased Plantings. Dead, dying or terminally diseased plantings or trees shall be promptly removed by the Owner and all material resulting from the removal must be disposed of properly. Removed plantings or trees shall be replaced by the Owner with a planting or tree approved by the Reviewing Body unless otherwise authorized by the Reviewing Body.
4. Natural Vegetation. Natural vegetation shall be maintained in a neat and attractive manner. Vines are not permitted to climb fences, walls or the home structure.
5. Restrictions on Paved Cover. Walkways may be expanded to a maximum of sixty (60) inches wide including any decorative trim or edging upon prior written approval by the Reviewing Body. Other changes to walkways/driveways are limited to approved colors, patterns, texture, coatings and materials and extensions must match the walkway that is being expanded.

D. Landscape Accessories. Landscape accessories are considered any items placed in the Lot that have not already previously been discussed in this Architectural Criteria, including but not limited to lighting. All landscape accessories require prior written approval from the Reviewing Body. Placement and style of all landscape accessories shall be subject to prior written approval on an individual basis consistent with the overall aesthetic scheme of the community. No more than two (2) landscape accessories shall be approved on any Lot. No landscape accessory mounted on entryway columns or walls shall be in excess of eighteen (18) inches in height. Applicants shall provide landscape plans that incorporate accessories to show how they are shrouded from the adjacent property owner's view.

1. Arbors. Arbor construction and installation shall be applied for and approved through the Reviewing Body and are considered a landscape accessory. The placement of arbor structures shall be at least twenty (20) feet from any neighbor's Lot line, may not obstruct a neighboring Lot's view of a natural landscape features including, but not limited to, a pond or common green space [although the Association does not guaranty any Lot owner or resident any particular view, sightline or right], and may only be placed in the rear yard. The maximum size of any arbor shall not exceed the height of eight (8) feet, the width of three (3) feet, and the depth of two (2) feet with the wider dimension parallel to the rear Lot line. The arbor shall have approved vegetation, which will be required on the finished product. Application for size, materials, and placement shall be submitted and approved for prior to installation by the Reviewing Body. Vegetation shall be maintained to present a neat appearance with no overgrowth onto roofs, the side of the house or walkways.
2. Bird Houses/Feeders. Bat houses, butterfly houses, bird houses, and bird feeders shall be subject to review by the Reviewing Body, shall be designed and placed to be in harmony with the surrounding environment, and shall only be placed in the rear yard. Houses and feeders shall not exceed six (6) feet above ground level. Due to space recommended for a Martin birdhouse and Lot sizes, Martin birdhouses are not permitted. No house or feeder shall constitute a hazard to neighboring properties or be a haven for pest animals. No domesticated or wild fowl livestock, including chickens, shall be permitted.
3. Animals. No non-domesticated animals shall be kept or housed on the property. No domesticated animals/pets shall be permanently housed outside of the primary dwelling. No animals/pets shall be left unattended outside the primary dwelling overnight. Beehives or apiaries shall not be kept or housed on any portion of the Lot or Home. Dog houses and other animal dwellings are not permitted. Dog runs and other fencing or enclosures for pets are not permitted.

4. **Fountains.** Fountains shall be limited in height to four (4) feet, six (6) inches above the natural grade of the Lot. Any fountain shall be of natural material, color, and design, each of which is compatible with the overall architectural theme of the community. Fountains shall be permitted in the front yard and rear yard of all residential homes. No more than one fountain shall be permitted in each yard. Fountains shall be subject to review by the Reviewing Body for style and placement. Fountains must be maintained in clean and operable conditions. For Water Features such as koi ponds refer to Section III (E) of this Architectural Criteria.
 5. **Ground Mounted Landscape Accessories.** Ground mounted landscape accessories require prior written approval from the Reviewing Body. Ground mounted landscape accessories may not be in excess of three (3) feet in height. Examples include, but are not limited to, low ground flags, statues, sculptures, bird baths, plant stands, potted plants, lawn ornaments, lighthouses, and other miniature structures.
 6. **Holiday Decorative Accessories.** Refer to Section III (E) of this Architectural Criteria for Holiday Décor and Lighting criteria.
 7. **Trellises.** Trellis construction and installation shall be applied for and approved through the Reviewing Body and are considered a landscape accessory. The placement of trellises shall be in a planting bed and only in the rear or side yard. The maximum size of any trellis shall not exceed the height of eight (8) feet, the width of three (3) feet, and the depth of six (6) inches with the wider dimension parallel to the side or rear Lot line. The placement of a trellis in a side yard planting shall not be more than two (2) feet from the wall of the house. The trellis shall have approved vegetation, which will be required on the finished product. Application for size, materials, and placement shall be submitted and approved for prior to installation by the Reviewing Body. Vegetation shall be maintained to present a neat appearance with no overgrowth onto roofs or walkways.
- E. Plastic Sheetting.** The use of solid plastic sheeting or polyethylene over ground cover areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. Weed control fabrics may only be used with prior written approval of the Reviewing Body. All weed control fabrics must be kept thoroughly covered with a three (3) to four (4) inch layer of approved mulch material.
- F. Fencing Guidelines.**
1. **Decorative Fences.** Decorative fences are not permitted.
 2. **Visibility on Corners.** No fences shall be placed or permitted on a corner Lot where such obstruction would create a visibility issue. The Reviewing Body shall have the sole authority to determine whether a fence does or does not create a visibility issue for drivers or pedestrians.
 3. **Fence Guidelines.** No fence shall be constructed on any Lot without prior written approval of the Reviewing Body. Wood and chain link (or chicken wire or similar) fencing is not permitted.
 - a. **Back-to-back or Wall backed Lots (Lots 11-20, 25-60, 75-85, 102-131)**- only use the seventy-two-inch (72") tan vinyl privacy fencing. Wall backed lots are not permitted to install fencing parallel to the wall due to the Association's obligation to the maintenance, repair, and/or replacement of any Association Wall or Fencing within Sunrise Estates.
 - b. **Water backed Lots (1-10, 21-24, 61-74, 86-101)**- only seventy-two-inch (72") tan vinyl privacy fencing but are permitted to use the forty-eight-inch (48") tan picket vinyl fencing along the rear lot line only.
 - c. All fencing shall be (1) installed upon the property line along the interior rear and interior side yards and shall terminate at 1/2 the length of the Lot measured from the rear corner of the Lot AND (2) cannot be within twenty (20) feet of the front corner of the home (the corner refers to the corner located furthest from the street) unless an easement prevents such installation.

- d. The installation of parallel fencing is not permitted within the community (i.e. if a neighboring lot has existing side yard fence, applicant must tie into the existing fence with their fence regardless of whether the neighboring fence and applicants' fence are the same type).
- e. No partial fencing is permitted.
- f. The owner is responsible for any damage or drainage issues on their lot and that of any neighboring home(s) as a result of the fence installation.
- g. Owners will be responsible to trim and maintain 6" along any installed fence line that abuts a common area.
- h. Owners are responsible for the fence to be installed on the lot line and not encroach on a neighboring lot(s).
- i. All fences shall be pressure washed, repainted, or replaced when necessary to maintain the original appearance.
- j. Gates shall be the same material and height as the fence and a minimum of forty-eight (48) inches wide and a maximum of seventy-two (72) inches wide.
- k. If, in the ARC's sole and absolute discretion, the application of these guidelines to a specific parcel results in an illogical or unreasonable result (based on the specific dimensions of the home or lot as originally platted or constructed) the ARC has the discretion to alter the allowable dimensions in order to effectuate the intent of these provisions. Any alteration applies only to the specific parcel in question and shall not create any precedence to any other parcel in the community.

G. Privacy Hedging/Plantings. Plantings used for screening or landscaping along property lines shall require prior written approval by the Reviewing Body and shall be located or designed to not interfere with swale drainage. Installation of shrubs in a swale may void any drainage warranty on the lot. No plant or other landscaping may be located on an easement. Privacy screening shall not be installed in the front yard which is any portion of the Lot between the right of way and the front elevation of the residence.

H. Ancillary Equipment.

1. Antennas, Aerials, and Satellite Dishes. No antenna, aerial, satellite dish, or other device for the transmission or reception of television, or radio (including amateur or ham radios) signals of any kind will be allowed outside the dwelling unit, except those antennas whose installation and use is protected under Federal Law or regulations (generally, certain antennas under one meter in diameter) provided that an application for such an antenna or other device shall be submitted to the Reviewing Body and such application will only be approved if:
 - a. The antenna or other device is designed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street and preserves the community wide standard); and,
 - b. The antenna or other device complies with the maximum extent feasible with this Architectural Criteria within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal, or unreasonably increasing the cost of the antenna or device. The applicant shall provide reception readings taken by the installer or self for potential locations, which make the antennae least visible. The following are preferred locations:
 - Rear of the house- below the ridgeline, attached to the roof or the fascia.
 - Side of the house, toward the rear, attached to the roof or fascia or attached below the eave.
 - Ground mounted, rear yard, painted and screened with shrubs.
 - Ground mounted, side yard, toward the rear yard, painted and screened with shrubs. Rear of the house, below the ridgeline.

- Other locations will be reviewed if the installation company can provide, in writing, why the locations listed above the home is not a viable option. The installer would need to include two (2) alternative locations on the home.
2. Exterior Appliances. Installation of exterior appliances is permitted upon prior written approval from the Reviewing Body.
 3. Exterior Sound Emitting Devices. Any exterior sound emitting devices (speakers, television, sound players, insect/animal repellent/chasers, chimes, etc.) shall not create an unreasonable audible nuisance to the neighbors.
 4. Interior Water Treatment. All interior water treatment systems shall be connected to the sewage system prior to initial use and at all times thereafter.
 5. Roof Top Decorations. Roof top decorations, cupolas, and application of non-functional articles other than lighting, ventilating, solar panels, solar water heating panels, and antennas mentioned above are prohibited. Any changes to the rooftop design must be submitted, in detail, with the application to the Reviewing Body.
 6. Solar Panels. Prior written approval of the Reviewing Body is required for installation of solar energy equipment. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the Home. Solar panels shall be located on the roof of a Home with an orientation to the south or within 45 degrees east or west of south.
 - a. All framework and piping for the panels located on the roof should match the color of the roof shingles.
 - b. Items or mechanics for the solar panels located under the soffits and attached to the home must match or be painted to match the color of the home in which it is attached.
 - c. Any Owner who installs solar panels is advised that the Owner's roof warranty may be voided or adversely affected because of the installation of solar panels on the roof.
 7. Window and Roof Mounted Equipment. Window and roof mounted equipment (including mechanical, air conditioning) shall not be allowed. Solar panels may be installed on the roof with prior written approval of the Reviewing Body. Roof mounted equipment may void any builder and/or roof warranties.

I. Signage.

1. General Limitations. Posting of Signs of any kind, including "For Sale," "Open House," property management advertisement signs, shall not be displayed on a Lot, Home (inside or outside), on or upon common Association areas.
2. No Soliciting Signs. Residents shall be permitted, without prior written approval from the Reviewing Body, to post "No Soliciting" signs near or on the front door, or in the front yard near the entrance of the home. Such "No Soliciting" signs shall be professionally prepared (no hand lettering) and shall not exceed 1 foot in height above grade if placed in the ground. Any such sign shall not exceed the size of thirty-six (36) square inches (i.e. three (3) inches by twelve (12) inches) whether placed in the ground, on the front door or in a window near the front door.
3. Security System Signs. Owners are permitted to post a sign from a security/alarm company providing services to the Home. One single-sided small security/alarm sign may be placed in a front facing window of the Home. The sign shall be professionally prepared (no hand lettering) and shall not exceed sixteen (16) square inches in size (i.e., four (4) inches by four (4) inches).
4. Exemption. Notwithstanding the above, Developer and its authorized designees shall be allowed to install any sign(s) necessary for purposes connected with the development of the community and/or as may be described in the Declaration.

J. Other Prohibited Exterior Features. The following features shall be prohibited from use or installation in the community:

- Clothes lines or clothes poles visible from the street or neighbors' lot, and any permissible clothesline must be removed when not in use.
- Outdoor electronic pest control devices (bug zappers).
- Window and Wall A/C unit.
- Above ground swimming pools, hot tubs, and spas.
- Dog houses and other animal dwellings.
- Dog runs and other fencing or enclosures for pets.
- Mailbox or package receipt box.
- Notwithstanding the above, Developer shall be allowed to install, or authorized its designees to install, any structure(s) necessary for purposes connected with the development of the community.

K. Lighting. The Owner is required to submit an application to the Reviewing Body for review for exterior lighting modifications. No exterior lighting shall be permitted that constitutes a nuisance or hazard.

1. **Building Mounted Lighting.** Building mounted light fixtures, including motion detectors, spotlights and floodlights shall conform to the architecture of the house and shall be subject to approval of the Reviewing Body. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and to direct the light downward. Light fixtures are not permitted to be mounted on Association fencing or retaining walls.
2. **Garden/Landscape/Walkway Lighting.** Illumination of landscaping (thirty-six (36) inches high or less), as well as for walks and driveways shall be accomplished with low wattage fixtures, ground mounted [or solar lighting]. Decorative low voltage/solar light fixtures for low-level landscape and path lighting are permitted. Lights can only be white or soft white (no multi-colored light options can be used unless it is part of holiday lighting and would therefore following the holiday lighting section- Refer to Section III (E.21)) of this Architectural Criteria). Fixtures shall be installed and maintained in a vertical position. A maximum quantity of twelve (12) low-voltage or solar lights may be installed in front yards. A maximum quantity of twelve (12) low-voltage or solar lights may be installed in rear and side yards (combined). Landscape lights are not permitted to be installed in any sodded area and must be installed a minimum of one foot (1') from the outer edge of the landscape bed. Landscape/walkway lighting fixtures should be black, bronze, or silver (satin or metallic finish). All fixtures must be the same color and not a combination of the approved options. This lighting should not cause a nuisance to any neighboring lot(s).
3. **Holiday Lighting.** Refer to Section III (E.21) of this Architectural Criteria.
4. **Lampposts.** Lampposts (measured to the top of lighting fixture) shall not exceed eighty (80) inches in height, may have no more than two globes, and shall be subject to prior written approval by the Reviewing Body. Globes shall not create a lighting nuisance to surrounding properties. A lamppost is not considered a landscape accessory. Black is the acceptable color for all lampposts or such other colors as the Board of Directors may permit.
5. **Large Bushes/Trees Lighting.** Illumination of large bushes and trees is subject to the Reviewing Body's prior written approval and shall be accomplished with standard or low voltage (flood or spot) light fixtures, ground mounted and aimed vertically upward. This lighting should not cause a nuisance to any neighboring lots.
6. **Soffit (Decorative) Lighting.** Other than during the holidays mentioned in the Holiday Lighting section, permanent soffit lighting must be displayed in a warm white tone, must not flash or twinkle, and must have a continuous solid glow, and no more than five (5) along the front section of roof shall be illuminated. Sides cannot be illuminated when not in Holiday Lighting use.

7. Spotlights/Floodlights. Exterior spotlight and floodlight fixtures shall be either non-motion or motion detector fixtures. Exterior spotlight and floodlight fixture's location(s), other than the original construction of the dwelling location(s), require prior written approval of the Reviewing Board. Spotlights and floodlights will not be directed or reflected on neighboring Lots and should not create a nuisance for neighboring lot(s).
8. String Lighting within Screen Enclosure. String lighting is permitted within the screen enclosure area without prior written approval. String lighting includes globe lights string lighting and rope lighting. String lighting may not create a nuisance to neighboring Lots. String lighting is only permitted to be in use when the home is occupied and the screen enclosure area is being utilized. Not permitted to be in use 24/7.
- L. Rear Screen Enclosure.** All screen enclosure structures must be constructed using dark bronze aluminum framing and black or charcoal screening [but not a combination of the two]. Screen structures may not be higher than the roofline of the Home and shall not extend beyond the sides of the Home. The size of the screen enclosure extension shall be determined by the available space per lot and the Reviewing Body reserves the right to limit size and location. Screen enclosure door and paver pad location is permitted depending on pad size/measurements, location, Lot size, and distance from property line(s).
- M. Pools, Spas, and Water Features.** Installation of in-ground pool, in-ground spa, water feature excavation, above-ground spas and hot tubs are permitted upon prior written approval by the Reviewing Body in the rear yard and only if surrounded by a screen enclosure or fence.
1. The water's edge of a swimming pool shall not be closer than ten (10) feet to the rear lot line and not closer than five (5) feet to any other structure side lot lines.
 2. For the review process, the Owner shall submit all plans including drawings, site plan, graphic renderings, pool and decking material and color schemes to the Reviewing Body for approval prior to commencing excavation. In most cases, it may be necessary to obtain approval from the appropriate Governing Authority. It will be necessary for a licensed and insured contractor to evaluate feasibility and manage the installation of pools and spas.
 3. A fence or screen structure shall be constructed in coordination with in-ground pools and in-ground spas in accordance with the provisions of these Guidelines. If a fence has already been installed on the lot, this should be indicated in the "Modification Activity" section of the application.
 4. Pool/spa mechanical equipment shall be positioned adjacent to the house and obscured from view with shrubs or other landscape features.
 5. The excavation site shall be well maintained for safety purposes. Attention shall be given to the grading and drainage to prevent erosion.
 6. Owner accepts all potential liability related to changing of the Lot to install the pool, spa, or water feature, such as drainage or water runoff issues that may impact the Lot or neighboring Lots and the Association shall be held harmless and indemnified by Owner as a condition for approval. A two-thousand-dollar (\$2,000.00) debris and damage deposit for Association Property or common area damage and a copy of the contractor's certificate of insurance will be required from any Owner installing a pool, spa, water features or doing any concrete work. The deposit is refundable when Association Property, including but not limited to, all roadways, irrigation and landscaping are restored to the original state, in satisfactory condition in the reasonable judgment of the Association.
- N. Outdoor Kitchens.** Outdoor kitchens and built-in barbeques shall be subject to written approval by the Reviewing Body and upon approval may be placed in the rear patio only and shall not extend laterally past the side wall of the house. The exterior surrounding shall match the color and finish of the house walls.

Homeowners installing cooking equipment under a patio roof and/or inside a screen enclosure should consider requirements for exhaust ventilation. The location must be carefully planned to minimize smoke or odors affecting neighboring Lots.

SECTION VI – ARCHITECTURAL CRITERIA - TOWNHOME LOTS

- A. Architectural Character.** Original townhome styles are to be maintained except as approved by the Reviewing Body. Modifications not applicable for townhomes will be noted for the specific modification.
- B. Architectural Impact on Nearby Property.** Applications for additions to a structure shall be reviewed for proximity to setback lines, impact on drainage, significant buffering foliage, and access for drainage and utilities. Where the Reviewing Body determines that there is a significant adverse impact, the application will be “not approved” or “approved as noted” or conditional words of similar effect.
- C. Standards May Vary.** Design or exterior changes appropriate for Lots in one area may not be applicable to another area.
- D. Waiver of Standards.** The Reviewing Body shall have the right, in its sole discretion, to waive, in writing, specific standards as they apply to an application if the Reviewing Body determines, in its sole discretion, that such waiver is warranted as a result of special conditions or factors not commonly encountered and such waiver will not have a material adverse impact on this Architectural Criteria and the community. Any waiver shall be limited to the maximum extent feasible while responding to the special conditions or factors. No waiver granted under this provision shall be applicable to any other homeowner.
- E. Exterior of Townhome Lot Modifications.**
1. Cameras. Cameras installed on a Townhome unit are to be white in color. Solar-powered cameras are permitted with small solar panel attachment (see **Exhibit F**). The positioning and locations of each camera must monitor your own Lot without intruding or violating the privacy of neighboring Lots. The Association shall not be responsible for any damage(s) to cameras on Townhome Lots caused by Association maintenance, repairs, and general upkeep. Further, homeowners are responsible to reimburse the Association for any maintenance work needed to the building’s exteriors due to damage caused by their cameras.
 2. Covered Lanai Enclosure. A screen enclosure is permitted to be installed under the existing lanai for a townhome lot with prior written approval. The screen enclosure must be constructed using dark bronze aluminum framing and black or charcoal screening [but not a combination of the two].
 3. Decorative Outdoor Furniture and Patio Items.
 - i. Patio Potted Plants and Items. Patio potted plants and items shall be in harmony with frontal view of the home in style and color. These items do not require prior approval but must be always kept in clean and neat conditions.
 - ii. Patio Furniture. Decorative outdoor patio furniture shall be in harmony with the frontal view of the home in style and color. Patio furniture does not require prior approval but must be kept in clean, neat, usable conditions at all times. Furniture normally used for indoor only use shall not be permitted as outdoor furniture.
 - iii. Yard Furniture. Yard furniture (e.g., lawn chairs, lounges, gliders, tables, and umbrellas) shall not be permitted on a Townhome lot.
 4. Exterior Door Glass Inserts. Glass inserts with storm-safety ratings are permitted with prior written approval by the Reviewing Body.
 5. Holiday Décor and Lighting. All holiday lighting and decorations should be temporary in nature and shall be permitted to be placed upon the exterior portions of the Townhome unit. Holiday decorations should be of kinds normally displayed in residential neighborhoods, are of reasonable size and scope, and must not create a nuisance (such as excessive light or sound emission) to adjacent Homes or the

community as determined by the Board of Directors in its sole and absolute discretion. Inflatable holiday decorations are only permitted for Townhome Lots on concrete areas and not landscaped areas.

- i. Halloween lighting and decorations may be displayed starting October 15th and shall be removed by November 5th of the same year.
 - ii. Fall holiday lighting and decorations may be displayed starting November 15th and shall be removed by December 1st of the same year.
 - iii. Winter holiday decorations may be displayed starting Thanksgiving Day and shall be removed by January 5th of the following year.
 - iv. Music or other sounds that may be heard beyond the property or strobe-type lights are never permitted.
 - v. Holiday decorations may not extend higher than the roofline.
 - vi. All brackets, clips, and other holders for holiday lights that are installed on a house must be removed at the time the lights are removed.
 - vii. If any holiday decorations cause damage to the building, landscaping, or irrigation, the owner will be responsible for replacements and/or repairs.
 - viii. The Association landscaping vendor will make reasonable accommodations to avoid damage to any holiday decorations and lighting.
6. Hurricane Protective Systems (Hurricane Shutters). Hurricane Shutters shall be used as a protection system only in the event of an oncoming storm and are not to be confused with decorative shutters. The system may not deviate from the aesthetic look of the homes. The system may not be implemented earlier than forty-eight (48) hours prior to a storm's arrival and must be removed and stored no later than seventy-two (72) hours after the storm warning or storm watch has expired. Manufacturers' catalogs and the selected design shall be provided to the Reviewing Body. Any approval by the ARC or Reviewing Body shall not be deemed an endorsement of the effectiveness of hurricane shutters.
7. Solar Panels. The Association is responsible for repair and replacement of townhome roofs and the owner would be required to agree to specific criteria and at the sole expense of the unit owner in order to install solar panels on the specific townhome unit. The Board of Directors have the authority to promulgate such criteria.
8. Walkway Lighting. Walkway lighting shall not be permitted to be placed on sodded areas of a townhome lot or in common space and only permitted in the mulch landscape space along the walkway to the front door. Decorative low voltage/solar light fixtures for low-level walkway lighting are permitted. Lights can only be white or soft white (no multi-colored light options can be used unless it is part of holiday lighting and would therefore follow the holiday lighting section. Refer to Section III (E.21)) of this Architectural Criteria). Fixtures shall be installed and maintained in a vertical position. A maximum quantity of twelve (12) low-voltage or solar lights may be installed. Walkway lighting fixtures should be black, bronze, or silver (satin or metallic finish). All fixtures must be the same color and not a combination of the approved options. This lighting should not cause a nuisance to any neighboring lots. If walkway lighting is damaged by HOA landscape vendor during routine maintenance, the HOA and the landscape vendor are not responsible for replacing any walkway lighting.
9. Window Treatments. Window treatments shall consist of a drapery, blinds, decorative panels, or other window covering. No newspaper, aluminum foil, sheets, temporary window treatments or objects are permitted. No security bars shall be placed on the windows of any Townhome unit. No reflective

tinting or mirror finishes shall be permitted. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones.

SECTION VII- REVIEWING BODY SUBCOMMITTEES

The Reviewing Body shall be the Developer until such time as they appoint another party. The Reviewing Body may, as it deems necessary, establish and abolish subcommittees of the Reviewing Body whose role shall be to perform specific duties in aid of the Reviewing Body; however, any such subcommittee does not have the authority to approve or deny applications. Any authorized agent of the Reviewing Body, or of any Subcommittee established by the Reviewing Body, shall be authorized to perform the plan review and inspection of Lots as required pursuant to these Architectural Criteria. The operations and procedures of a Reviewing Body Subcommittee shall be established by the Reviewing Body upon its formation. The Reviewing Body Chairman shall appoint all members of a Reviewing Body Subcommittee. At least one Reviewing Body member shall be a member of the Reviewing Body Subcommittee. That member shall act as Chairman of the subcommittee. Appointees to the Reviewing Body Subcommittee need not be architects or owners and do not need to possess any special qualifications of any type except such as the Reviewing Body may, in its discretion, require. The Chairman will have authority to dismiss or replace Subcommittee members. At such time as the Developer owns no Lots within the Community, the Board of Directors may elect to serve as the Board and as the Reviewing Body without the need of an independent Architectural Review Committee or the like.

SECTION VIII - ENFORCEMENT OF GUIDELINES AND REVIEWING BODY ACTIONS

In the event of a violation of this Architectural Criteria or any decision of a Reviewing Body, the Developer or the Board may take any enforcement action as deemed reasonable and appropriate. Any changes or amendments to the Architectural Criteria shall only apply to construction and modifications commenced after the date of such amendment. Changes shall not require modification or removal of structures previously approved once the approved construction has commenced. However, changes to, or replacement of, previously approved projects SHALL comply with the architectural criteria in effect at the time of the new modification application.

SECTION IX - AMENDMENTS TO ARCHITECTURAL CRITERIA

The developer may amend, modify, or supplement this Architectural Criteria at any time as long as it owns any portion of the Properties or has the right to annex additional property in accordance with the Declaration. Thereafter, the Reviewing Body, or if the Reviewing Body is not established, the Board of Directors shall have the authority to amend or change this Architectural Criteria. Any amendments, modification or supplements shall apply to construction and modification commenced after the date of such amendment only and shall not require modification or removal of Modification Activity previously approved once the approved construction or modification has commenced.

SECTION X - DEVELOPER IMPROVEMENTS

As part of the planning and development of the community, the Developer has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, common areas or spaces, streets, and model home packages. Market conditions, styles, marketing strategies, or other factors may cause Developer to change the type of models, size of homes, color palette of homes, landscaping styles or plant materials, construction methods or materials, or the landscaping on the common area as they deem necessary.

EXHIBIT A: BUILDING SETBACKS

The building setbacks are not specified by the Declaration for the community. Notwithstanding any other provision of law, all building setbacks shall meet the requirements set by the governing municipality, except for such buildings which are built by Developer pursuant to approvals obtained from the city or county, as applicable.

Property setbacks, easements and other ordinances must be adhered to and complied with in accordance with County Government Ordinances. The Reviewing Body approval does not waive the responsibility of owners to obtain a permit, if necessary, for all proposed improvements.

Declaration 12.36. Specific Conditions of Approval. The following are specific conditions of approval (the “Conditions of Approval”) imposed by the City or County to home is located in:

12.36.1 Single Family Lots:

Minimum Lot Size	6,000 square feet
Front Setback	25 feet
Side (Non-Street) Setback	5 feet
Side (Street) Setback	25 feet
Rear Setback	20 feet
Patio Structures Rear Setback	7.5 feet unless there is a ten-foot (10’) easement or other easement prohibiting placement of structures in the easement.
Maximum Building Coverage	50%

12.36.2 Townhomes:

Front Setback	25 feet
Side (Party Wall with other Townhome) Setback	0 feet
Corner Lots (Side Street)	
12.36.2.3.1	25 feet except as noted in Section 12.36.2.3.2
12.36.2.3.2	0 feet if adjacent to an undeveloped Common Area or dedicated easement that is at least fifteen feet (15’) wide.
Reat Setback	20 feet

12.36.6 Amendment. These Conditions of Approval shall not be amended, removed or superseded without the prior approval of the City Commission, which approval may be withheld in the City’s sole discretion.

EXHIBIT B: COMMONLY USED PLANT MATERIALS

Canopy Trees:

Live Oak
Sweetbay Magnolia
Drake Elm
Sweet Bay
River Birch
Dahoon Holly

Palms:

Cabbage Palm
Sylvester Palm

Buffer Trees (full to ground):

Little Gem Magnolia
Eagleston Holly
East Palatka Holly

Flowering Trees:

Magnolia ssp.
Crape Myrtle
Redbud
Dogwood

Accent Trees:

Red Maple
Crape Myrtle
Ligustrum (Patio Tree form)
Little Gem Magnolia
Nellie Stevens Holly
East Palatka Holly

Specimens/Palms

European Fan Palm
Chinese Fan Palm
Windmill Palm

Plant Bed Material (Earth Tone)

Mulch
Pine Straw
Pine Bark

Shrubs

Wax Myrtle
Gallberry (Ilex glabra)
Azalea sp.
Florida Anise
Gardenia
Schillings Holly
Ligustrum (shrub form)
Indian Hawthorne
Podocarpus
Muhley Grass
Spartina
Fakahatchee Grass
African Iris
Lily of the Nile
Burford Holly
Lorapetulum
Viburnum suspensum
Indian Hawthorn
Liriope

Groundcovers

Mexican Heather
Lantana
Dwarf Asian Jasmine
Confederate Jasmine
Shore Juniper
Mondo Grass

Ground Covers/Grasses/Accents

Shore Juniper
Sand Cordgrass
Liriope sp.
Daylily
Dwarf/Asiatic Jasmine
Mondo Grass

Turfgrass/Sod

St Augustine Grass 'Floritam'

NOTE: This list is to be used as a recommendation and is not an all-inclusive list. However, all plants (even plants listed on this list) must be approved by the ARC prior to planting.

Another resource is the plant guide from the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS)- <https://ffl.ifas.ufl.edu/resources/apps/plant-guide/> - and search for Florida-friendly landscaping specific to your zip code.

EXHIBIT C: APPROVED FENCE MATERIAL AND SPECIFICATIONS

BACK-TO-BACK/WALL BACKED LOTS:

Back-to-back or wall backed lots (lots 11-20, 25-60, 75-85, 102-131) are only permitted to use the seventy-two-inch (72") Tan Vinyl fence material.

Seventy-two-inch (72") tan vinyl



WATER BACKED LOTS:

All lots that back up to water (lots 1-10, 21-24, 61-74- 86-101) are only permitted to use the seventy-two-inch (72") Tan Vinyl fence material, but are permitted to use the forty-eight-inch (48") Tan Vinyl Picket fence material along the rear lot line only.

Seventy-two-inch (72") tan vinyl



Forty-eight-inch (48") tan vinyl picket fence



EXHIBIT D: APPROVED FENCE STYLE PER LOT

Back-to-Back & Wall Backed Lots: Back-to-back or wall backed lots (lots 11-20, 25-60, 75-85, 102-131) are only permitted to use the seventy-two-inch (72") Tan Vinyl fence material.

Tan Vinyl: All lots that back up to water (lots 1-10, 21-24, 61-74- 86-101) are only permitted to use the seventy-two-inch (72") Tan Vinyl fence material, but are permitted to use the forty-eighth-inch (48") Tan Vinyl Picket fence material along the rear lot line only.



EXHIBIT E: PLANT BED MULCH REPLACEMENT FOR ROCKS

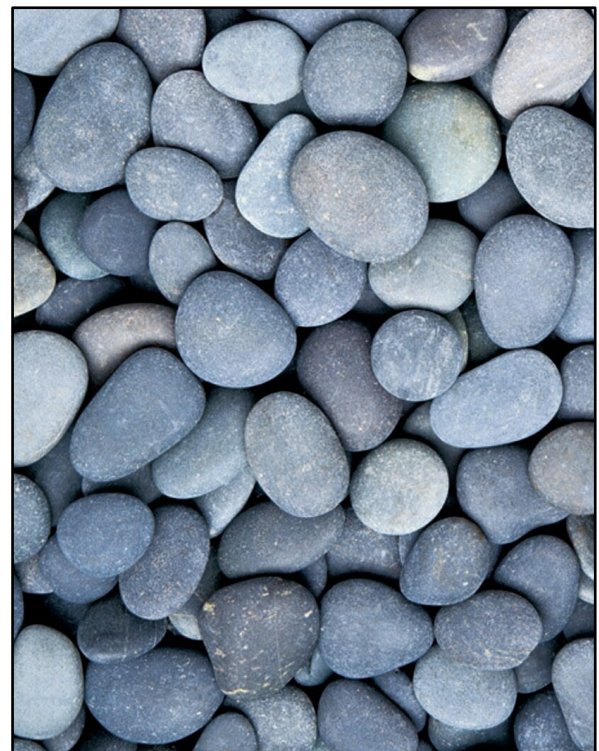


EXHIBIT F: SOLAR CAMERA EXAMPLES

