ARCHITECTURAL

GUIDELINES AND

COMMUNITY STANDARDS

Orange Tree Estate Homes

With Revisions as Adopted by the Orange Tree Estate Homes Board on:

Revised August 12, 2026

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I. INTRODUCTION TO DESIGN REVIEW

A. Purpose of Guidelines: The Architectural Guidelines (for definitions, see Exhibit "D") provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These standards have been developed to assist in the planning, constructing, landscaping, and modifying of Lots within the Orange Tree Estate Homes. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, and lighting. In addition, the Architectural Guidelines establish a process for review of proposed construction and modifications to Lots and Rental Property to ensure that all sites within the Orange Tree Estate Homes are developed and maintained with the consistency and quality that attracted you to this development.

B. Governmental Permits: To the extent that Orange County ordinances or any local government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Architectural Guidelines or the Declaration, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Declaration and the Architectural Guidelines (in that order) shall prevail.

C. Preparer: These initial Architectural Guidelines have been prepared by the Estate Home Board ("the Board") and adopted by the Board pursuant to the Declaration. The Architectural Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in Section VII of these Architectural Guidelines.

D. Applicability of Architectural Review: These Architectural Guidelines shall be applicable to all property which is subject to the Declaration as supplemented in accordance with the Declaration. The provisions shall apply to residential Lots notwithstanding any other provision herein to the contrary. Unless otherwise specifically stated in Article VI of the Declaration or these Architectural Guidelines, all plans and materials for new construction or exterior modifications of improvements on a Lot must be approved before any construction activity begins. Unless otherwise specifically stated in these Architectural Guidelines, no structure may be erected upon any Lot, and no improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials) shall take place without receiving the prior written approval of the appropriate Reviewer as described below. Where these Architectural Guidelines specifically allow an Owner to proceed without advance approval, such allowance shall only be effective so long as the Owner complies with the requirements of the stated guideline.

Owners are responsible for ensuring compliance with all standards and procedures within these Architectural Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration, any applicable Supplemental Declaration, and any other applicable architectural and landscape guidelines. In particular, Owners should review and become familiar with the Use Restrictions applicable to the Orange Tree Estate Homes enacted in the Declaration.

E. Review Structure: Architectural control and design review for the Orange Tree Estate Homes is handled by either: (i) the Board or its designee; or (ii) the Architectural Control Board ("ACB"). The term "Reviewer" as used in these Architectural Guidelines, shall refer to the appropriate reviewing entity.

1. The Board. As set forth in Article VI of the Declaration, the Estate Home Board has exclusive jurisdiction over all matters relating to architecture and all exterior changes to the Lots. However, the Board has reserved the right to, and does hereby, delegate a portion of its jurisdiction to the ACB, with members appointed by the Board as addressed in Section 6.10 of the Declaration. Notwithstanding such

delegation, the Board shall retain ultimate jurisdiction over all reviews of changes to the Lots not delegated to the ACB, or that may be appealed to the Board from the ACB, and shall be the conclusive interpreter of these Architectural Guidelines, shall monitor the effectiveness of these Architectural Guidelines, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

In addition, the Board's delegation to the ACB shall be subject to: (i) the right of the Board to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (ii) the right of the Board to veto ACB approval which might require a variance to these Architectural Guidelines or set a precedent of construction, landscaping or improvement within the Orange Tree Estate Homes.

2. Architectural Control Board. The ACB is hereby-delegated jurisdiction over modifications to improved Lots and landscaping on improved Lots in the Properties, and such additional responsibilities delegated to it by the Board. The ACB shall give the Board notice and its recommendation on any Architectural Review Request, which may require a variance to these Architectural Guidelines or established construction, landscaping, or improvement practices within the Orange Tree Estate Homes. The Board shall make a decision on any properly submitted Architectural Review Request within thirty (30) calendar days of the notice from the ACB.

Members of the ACB shall be homeowners appointed by the Board, and shall consist of no fewer than three (3) and no more than five (5) homeowners at any one time.

II. DESIGN REVIEW PROCEDURES

A. Review of New Construction: Plans for construction upon any Lot must be reviewed and approved by the ACB, requiring the submission of an Architectural Review Request Form. Each Applicant shall submit a conceptual or preliminary site layout and floor plan, as well as any tree removal requests. Also, exterior finishes and color schemes, if available, and information concerning irrigation systems, drainage, lighting, landscaping, and other features shall be provided. Requirements for plans are further explained below in Section II. C below. Applicants may request an initial meeting with a representative of the ACB to address any questions about the Orange Tree Estate Homes and the Architectural Guidelines.

B. Review of Modifications: The review of modifications shall require the submission of an Architectural Review Request to the ACB. Depending on the scope of the modification, the ACB may require the submission of all or some of the plans and specifications listed below in Section II.C. In the alternative, the ACB may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction.

C. Plans to be Reviewed: The ACB may require two sets of any of the following plans (scale 1/4”= 1'-0" unless noted otherwise) for new construction or a modification, in addition to the submission of a General Application:

1. Site Plan. Showing a clearing and grading scheme with proposed and existing land contours; grades and flow of the site drainage system; location of existing trees,

including identification of every tree with a diameter of four inches or more measured at a height of three (3') feet above grade and location and size of trees proposed for removal; the location or "footprint" of the proposed improvement, including setback lines, fences, retaining walls, driveways, curb cuts, walkways, fences, pools, patios, landscaping, buildings, and other improvements. Minimum scale of 1" = 20'.

2. Floor Plan. Showing decks, patios, stoops, retaining walls related to the dwelling, trash enclosures, HVAC equipment and utilities, and the screening for same, interior spacing of rooms, and connections to driveways and walkways.

3. Elevations. Front, rear and side exterior elevations showing building materials and finishes, and indicating the maximum height of the dwelling.

4. Roof Plan. Showing slopes, pitches, roofing materials, colors, and gables, unless reflected in the other plans.

5. Exterior Finishes. Showing the exterior color scheme and texture (including samples and color chips,), lighting scheme, and other details affecting the exterior appearance of the proposed improvements.

6. Landscaping Plan. Showing location size, species, quantity, and quality of all plant material, paving materials, light poles, mailboxes, protection of existing vegetation, use of plants, and other landscaping details. Applicants may use the checklist attached as Exhibit "C" when compiling the landscape plan.

7. Other. Such other information, data, and drawings as may be reasonably requested, including, without limitation, irrigation systems, drainage, lighting, satellite dish placement, landscaping, screening, fences, and other features.

D. Review Criteria; Recommendations; Variances: While the Architectural Guidelines are intended to provide a framework for construction and modifications, the Architectural Guidelines are not all-inclusive. In its review process, the ACB may consider the quality of workmanship and design, harmony of external design with existing structures, the neighborhood and location in relation to surrounding structures, topography, and finished grade elevation, among other things. No ACB shall grant approval for proposed construction that is inconsistent with the Architectural Guidelines, unless the Board grants a variance.

The ACB shall have the authority from time to time to adopt and revise lists of recommended landscape materials and hardscape materials such as the ones attached as Exhibit "C". The Board, as recommended by the ACB, may, in its sole discretion, provide that the lists of recommended materials constitute "approved materials" and that the replacement of such materials requires no ACB approval. Alternatively, the Board may provide that the purpose of the list(s) is merely to provide guidance and that installation of recommended materials does not relieve the Applicant from any obligations set forth in these Architectural Guidelines to acquire approval prior to installation.

Variances may be granted in some circumstances (including, but not limited to, topography, natural obstructions, hardship, or environmental considerations) when deviations may be required. The Board shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration. No variance shall be effective unless in writing and signed by the President of the Association with the support of a majority of the Board members.

E. Review Period: A written response shall be made to each Architectural Review Request and plan submittal within thirty (30) calendar days of submission of all materials required by the

ACB. One (1) set of plans shall be returned to the Applicant, accompanied by the ACB's decision. The other set of plans shall be retained for the ACB's records. The ACB's decision shall be rendered in one of the following forms:

1. *"Approved"* - The entire application as submitted is approved; or

2. *"Approved with Conditions"* - The application is not approved as submitted, but the ACB's suggestions for curing objectionable features or segments are noted. The Applicant must correct the plan's objectionable features or segments, and the Applicant may be required to resubmit the application and receive approval prior to commencing the construction or alteration; or

3. *"Denied"* - The entire application as submitted is rejected in total. The ACB may provide comments but is not required to do so; or

4. *"Incomplete"* – The ACB feels that the application is either lacking necessary information, or they need additional information in order to properly review it. No is no further review by the ACB until all the requested information is provided.

If the ACB fails to respond within thirty (30) calendar days, the Applicant shall request a response by certified mail, return receipt requested, or, alternatively, by hand delivery to the Association's management office and receipt obtained. If the ACB fails to respond within this additional thirty (30) calendar day period, approval shall be deemed granted. No construction or modification that is inconsistent with the Declaration or the Architectural Guidelines shall be deemed approved unless the Board has granted a variance.

Following a notice of denial, the Applicant or the Applicant's representative may request, upon ten (10) days written notice submitted to the ACB, a meeting with the ACB to review the disapproved Architectural Review Request and to discuss potential changes to said Architectural Review Request that the ACB would recommend in order to gain approval.

F. Appeal: Any Applicant shall have the right to appeal a decision of the ACB by resubmitting the information and documents set forth above within thirty (30) days of receiving a response from the ACB; however, such appeal shall be considered only by the Board. If Applicant fails to appeal a decision of the ACB within said thirty (30) calendar days, the ACB's decision is final. In the case of a denial and resubmittal, the ACB shall have thirty (30) calendar days from the date of each resubmittal to approve or deny any resubmittal. The filing of an appeal does not extend any maximum time period for the completion of any new construction or modification.

G. Orange County Approval: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Orange County or other governmental authorities. It is the responsibility of Applicant to obtain all necessary permits and approvals.

H. Implementation of Approved Plans: All work must conform to approved plans. If it is determined by the ACB that work completed or in progress on any Lot is not in compliance with these Architectural Guidelines or any approval issued by the ACB or the Board, the ACB shall, directly or through the Board, notify the Owner in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance and shall require the Owner to remedy the same. If the Owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be in violation of the Declaration and these Architectural Guidelines.

1. Time to Commence. If construction does not commence on a modification for which plans have been approved within six (6) months (unless stated otherwise on

application) of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Applicant to resubmit the plans to the ACB for reconsideration.

2. Time to Complete. Once construction is commenced, it shall be diligently pursued to completion. Completion of all modifications shall take place within one (1) year after commencement unless otherwise stated on the approved plans. The Applicant may request an extension of such maximum time period not less than thirty (30) calendar days prior to the expiration of the maximum time period, which the ACB may approve or disapprove, in its sole discretion. If construction is not completed on a project within the period set forth above, or within any extension approved by the ACB, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Architectural Guidelines.

I. Changes After Approval: All proposed changes to plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, landscaping, or signage, made after the approval of plans must be submitted to and approved in writing by the ACB prior to implementation. Close cooperation and coordination between the Applicant and the ACB will ensure that changes are approved in a timely manner.

If Orange County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ACB, the Applicant must notify the ACB of such changes and receive approval from the ACB prior to implementing such changes.

J. Enforcement: In the event of any violation of these Architectural Guidelines, the Board may take any action set forth in the Corporate Resolution adopted by the Board of Directors of the Orange Tree Estate Homes Section One Maintenance Association, Inc. on November 14, 2007, or the Declaration, including the levy of a fine, or special assessment, pursuant to Section VIII.3 of the Declaration. The Board may remove or remedy the violation, and/or seek injunctive relief requiring the removal or the remedying of the violation, or levy a fine. In addition, the Board shall be entitled to recover all costs incurred in enforcing compliance and/or impose an assessment against the Lot upon which such violation exists.

III. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS

The following specific site criteria shall apply to all proposed or existing residential construction within the Orange Tree Estate Homes unless the Estate Board grants a variance. No building or structure shall be erected closer to the property line than the setback specified in the applicable Development Plan or Preliminary Subdivision Plan or as required by Orange County. No concrete pads or non-temporary equipment such as air conditioners, heat pumps, pool pumps, exposed piping and valves or similar equipment shall be placed on the utility easement specified in the applicable Plat or other document. Unless bordering a right of way, such as a street, the side easement for all Estate Homes is five (5) feet.

A. Accessory Buildings: Owners shall secure ACB approval prior to construction of any attached accessory building or permanently installed playhouse. Accessory buildings shall meet the following criteria:

1. An attached accessory building must be of the same color, material, and architectural style as the main residence or of color, material, and style that is generally recognized as complementary to that of the main residence. An accessory building's roofing materials shall match those of the main residence. Roofs may be peaked provided shingles are used. No aluminum roofs are allowed. Metal roofs that do not match the roof of the main residence are prohibited unless explicitly approved as an accent, meaning it must not comprise more than 10% of the total area of roofing of the house plus the accented area.

2. A screen enclosure can extend beyond the side of the house provided it does not extend

beyond the building setback line nor onto the five (5) foot side utility easement.

a. Any utilities servicing accessory buildings shall be installed underground.

b. Accessory buildings shall be attached, shall not contain kitchen or sleeping facilities, shall not unreasonably obstruct any adjacent neighbor's views of any private amenities or open areas, and must be screened by a fence and/or vegetation. Attached means sharing a common wall with the main residence for a minimum distance of five (5) linear feet.

c. No freestanding accessory buildings (i.e. utility sheds, storage sheds or detached garages) or tree houses are permitted.

B. Additions and Expansions: ACB approval is required for any addition to or expansion of a residence. Materials, color and style shall match the existing residence.

C. Air Conditioning Equipment: ACB approval is required for the installation of air conditioning equipment or evaporative coolers – excluding the site-specific replacement of existing air conditioner equipment. Air Conditioner wall units may be approved with the following conditions:

1. Must shield wall unit 100% with shrubbery.

2. Must be painted the base color of the house.

No window air conditioning units shall be allowed.

D. Antennae and Communication Dishes: All Units are to be pre-wired for cablevision in accordance with the standards established by the ACB. No erection or placement of satellite dishes and/or antennas, whether permanently or temporarily, shall take place except in strict compliance with the provisions of the Declaration and the Rules and Restrictions for Antenna Installation, Maintenance and Use as adopted by the Master Maintenance Association on August 25, 1999, incorporated herein by reference. If an Applicant should challenge the location approved by the ACB for a satellite dish, the Applicant shall pay a one-hundred ($100.00) dollar fee to the Association so that the Association might hire a third-party expert to verify that the satellite dish will work where approved; and if not, where it should be located so as to visually shield the satellite dish from the street, yet achieve industry-acceptable levels of reception. The ACB shall review the expert's recommendations and then allow conditional approval at the recommended location. Roof top tripods are not permitted.

E. Architectural Standards: The exteriors of all buildings must be designed to be compatible with the natural site features of the Lot and to be in harmony with the surrounding units. The landforms, the natural contours, local climate, vegetation, and the views should dictate any building additions and the architectural style. The ACB may disapprove plans if in its judgment the massing, architectural style, roofline, exterior materials, colors or other features of the building do not meet these standards.

1. Exterior Wall Treatments: The following are acceptable exterior wall treatments for vertical surfaces:

a. Concrete block or clay brick in natural earth tones;

b. Vertical or horizontal siding painted, stained, or bleached;

c. Natural stone;

d. Painted stucco in approved colors;

e. Anodized or paint finish are required on all metal surfaces including windows, flashing, drips, and caps, preferably in earth tones or compatible colors to the surrounding surfaces; and

f. Vinyl materials, such as window frames will be considered by the ACB on a case-by-case basis.

2. Exterior Colors: Color selections for all exterior material shall be in natural or earth tones. No pastels or primary colors may be used except as approved by the ACB. Owners must submit for approval color samples of all exterior surfaces to the ACB for review and approval prior to commencing construction, including specifications and samples for window and metal or vinyl finishes, roof material, trim, and exterior surfaces and accents.

F. Awnings and Overhangs: The installation of awnings or overhangs requires ACB approval. The awning or overhang color must be the same as or generally recognized as complementary to the exterior of the residence. All awnings must be non-metallic, preferably canvas, with the color of the material to match the color of the house scheme.

G. Birdbaths, Birdhouses, and Birdfeeders: ACB approval is not required for the rear yard installation of any birdbath that is three (3') feet tall or less, including any pedestal. Placement in any front or side yard requires ACB approval.

No ACB approval is required for one (1) rear yard installation of any birdhouse or birdfeeder. Such birdhouse or birdfeeder shall measure no more than one (1') foot by two (2') feet, nor more than five (5') feet in height. Additional units or installation in the front or side yard requires ACB approval.

H. Clotheslines: ACB approval is required for outside clothesline(s) location, unless used on a portion of an Owner's property which is fully screened from view from the street and adjacent properties, i.e. the homeowner's covered, rear porch.

I. Compost: ACB approval is required for the installation of compost container(s) location. Container(s) shall be fully screened from view from the street and adjacent properties, and the Owner must control odors.

J. Decks and Balconies: Owners shall secure ACB approval before installing decks or balconies. Decks and balconies must be constructed of wood or other material similar to that of the residence and, if painted, must be painted a color similar to or generally acceptable as complementary to the residence in accordance with Section III.E.2 above. Decks and balconies must be installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements and must comply with the applicable Orange County requirements.

K. Docks: Any lakefront Owner shall secure approval from Orange County to erect a dock on any portion of the Owner's property beyond the Lot where their house is located. The Owner is required, however, to secure ACB approval for any structure on the Lot where their house is located, including a dock. The Association may erect dock(s) on Common Area water bodies to which it has access.

L. Doghouses and Kennels: Doghouses and animal kennels are prohibited.

M. Elevation: All changes and modifications are to be consistent and in keeping with the "Estate Homes" architectural style and design.

1. Modifications: Owners Making changes and modifications may be required to provide additional drawings to the ACB demonstrating the compatibility of building profiles not only in frontal elevation but also from adjacent side elevations of structures on adjacent lots. Elevation in this reference refers to a flat scale drawing of the front, rear or side of a building.

2. Elevation Height Limit: Height is limited to a maximum of thirty-five (35) feet above the ground level elevation of the home as originally built – not to exceed two (2) stories of air-conditioned living space. Note: A split level home is permissible so long as the height of the highest level does not exceed the height of a normal two-story addition with the first story at the ground level elevation of the home as originally built.

N. Exterior Lighting: No lighting fixture shall be installed that may be or become an annoyance or a nuisance to the residents of adjacent property. Accent Landscaping Lighting must be black, dark green or dark brown, so they blend in with the background. The light fixtures may not exceed eighteen (18") inches in height.

O. Flags: Each owner may display

1. A maximum of one (1) portable, removable flag not larger than 4 ½ x 6 feet. The following are acceptable: U.S. flag, State of Florida flag, Service flag which represents either the U.S. Army, Navy, Air Force, Marine Corps, Coast Guard, POW-MIA, country of origin.

2. A maximum of one (1) garden stake pole not higher than 4 feet, placed near walkway towards main entrance.

Flags that do not meet these specifications must have ACB approval.

P. Gazebos and Pergolas: Greenhouses and solariums are prohibited. ACB approval is required prior to the construction of any gazebo or pergola. Any gazebo or pergola must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view. Therefore, for some lots a gazebo or pergola may not be possible. To minimize hurricane risk to other property any gazebo or pergola, including footing and anchoring, must be rated for 140 mph winds. (Footings are typically screw in commercial ground anchors, concrete piers or a monolithic concrete slab that is 4-6 inches thick and 12-16 inches thick around the perimeter and where the gazebo or pergola is attached.)

A gazebo or pergola must be open on all sides except that a hexagonal or octagonal gazebo may have railings no more than 36 inches high with balusters having a minimum open space of 3 inches between balusters. The footprint of a rectangular gazebo or pergola cannot exceed 12 feet by14 feet or 13 feet by 13 feet. The footprint of a non-rectangular gazebo or pergola must fit within a 12 foot diameter circle. The height of a gazebo or pergola cannot exceed 9 feet for a non-peaked roof or 11 feet for a peaked roof. Wood, wood-like materials and metal are acceptable materials for a gazebo or pergola. The roof of a pergola may have closable louvers or a retractable sunscreen. Acceptable roof materials for a gazebo are corrugated metal or shingles that match the shingles on the house. All applications for a gazebo or pergola must include a copy of the survey with the location of the gazebo or pergola clearly shown to scale and showing compliance with all easement and setback requirements.

Approval of any gazebo or pergola that is fastened to the house, has a footprint that exceeds 120 square feet or has electrical or plumbing shall be conditioned on the homeowner providing a copy of the building permit to the office before any construction begins.

Q. Hot Tubs and Saunas: ACB approval is required prior to the construction of any hot tub, Jacuzzi, or spa and shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be located in the rear yard in such a way that it is not higher than three (3') feet tall.

R. Latticework and Trellises: Latticework or a garden trellis which is a part of the landscaping and compatible with the exterior of a structure may be installed with ACB approval. Latticework and trellises must not obstruct any adjacent property owner's view.

S. Mailboxes: Mailboxes shall be maintained at locations as initially installed or subsequently installed by the Developer or Homeowner's Association. ~~No mailbox, paper box, or other receptacles for such materials shall be maintained on a residential Lot unless its size, type, location, and design meet the following criteria:~~

1. ~~Mailboxes are to be of metal or vinyl/PVC construction, black in color, as approved~~

~~by US Postmaster. 'T2" Rural Mailbox is the preferred style.~~

2. ~~Mailbox posts shall be constructed of pressure-treated lumber, to resist termites and deterioration, in the "T" or 'yardarm' style. Posts must be painted Rustic Brown . Samples of Rustic Brown can be found in the Association management office.~~

3. ~~Street Address numbers are to be 4' x 2 1/3" in size, non-italicized white in metal or vinyl to be screwed into the wood member of the post that runs parallel to the ground or can be routed in the same fashion. Street address numbers placed on the house front should be at least 3" high, visible and legible from the street on which the house fronts, with the location and layout approved by the ACB. The color must contrast with the immediate background material.~~

4. Reflector - One 3" reflector can be attached to either mailbox or post.

T. Massing: Equal attention to detail and architectural definition must be given to all sides of the structure, including, but not limited to, the foundations, banding, accent materials, roof character and window treatment. Retaining walls, planter walls, and privacy walls should be used to break up the elevation of a building and help relate the structure to the ground. All exposed concrete block or poured concrete foundations and site retaining walls must be covered with an appropriate wall-facing material, which must be approved by the ACB.

U. Paint: ACB approval is required for all exterior painting. Color chips or samples are required for all paint applications. Color chips must indicate the type of paint: Base color must be flat or satin finish. Trim color must be flat, satin finish or semi-gloss. Gloss Paint is not allowed. Review criteria may include, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors. The main colors for all exterior building surfaces must complement the architectural theme of the house. A helpful book of various color schemes is available in the Association management office.

V. Patios: All plans and designs for patios and enclosures must be submitted to the ACB for review prior to construction.

W. Playhouses: Playhouses/swing sets will be approved by the ACB on a case-by-case basis. Only wooden playhouses/swing sets, in a natural finish or painted to match the house trim, will be considered.

X. Pools: ACB approval is required for the construction or installation of pools. Pools shall be an integral part of the deck or patio area and/or the rear yard landscaping. A pool shall be located in the rear yard. All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring Lots by an enclosure, wall, or fencing, such screening to be in accordance with these Architectural Guidelines and all applicable county regulations, and approved by the ACB.

A screen or fence plan and a plat of the property shall accompany applications for pools. Access to the site must be obtained by using the property of the Owner installing the pool. If access is needed across another Lot or common area, the Applicant shall obtain the written permission of the Owner prior to submitting the pool application. Applicants shall be required to assure that any planned regrading of their lot, either major or minor, relating to the pool installation will not adversely affect the flow of runoff water.

Any swimming pool and the screening or fencing surrounding it that is to be constructed on any residential Lot shall be in compliance with all State and county regulations, and subject to the approval and requirements of the ACB, which shall include, but which shall not be limited to the following:

1. Above-ground swimming pools will not be allowed; and

2. Materials, design and construction shall meet standards generally accepted by the industry and shall comply with applicable governmental regulations; and

3. The pool size and location shall be approved by the ACB; and

4. All pool equipment, storage tanks, chemical feeders, heating equipment, and any other aboveground apparatus (except air-conditioning units) must be shielded by approved wooden fencing or dense shrubbery so that such equipment or apparatus is not visible from the street. (See Enclosure Specifications). Pool heater vent stacks may extend above the enclosure. Pool equipment must be shielded within fifteen (15) days from the date of completion of the pool; and

5. Water softeners, whether for pools or potable, shall be shielded by wooden fencing or dense shrubbery as long as the shrubbery totally shields the equipment.

6. All screened pool and/or patio enclosures must be colored *'bronze'* aluminum or other appropriate construction material, and all screening must be *'charcoal'* in color.

7. Pool and/or spa area may be designed to provide for privacy of the lot owner.

Y. Recreational Equipment: Recreational equipment, including Basketball poles, shall not be installed or utilized in the front and side yards of Lots or attached to houses or garages, unless they can be readily removed. The installation of mobile, transportable basketball hoops will be permitted within the Estate Homes community, provided the hoops meet or exceed the following criteria:

1. All basketball hoop installations are considered exterior alterations to the Lot and living unit, and therefore must first be submitted to and reviewed by the Estate Homes ACB, using the appropriate review request form provided by the Association.

2. Requests must be accompanied by:

   a. A copy of the plot plan or survey of the lot and unit, showing the proposed location of the hoop; and

   b. A photo, brochure, or other material depicting in a visual manner the equipment to be installed.

3. The minimum specification for basketball hoops shall be:

   a. Fixed height or adjustable (6' to 10' high) heavy-duty steel post, 3 1/2" in diameter; and

   b. Graphite or acrylic backboard, not to exceed 54" by 36" in size; and

   c. Goal and net; and

   d. Safely braces for adjustable-height posts; and

   e. Water or sand-filled base for transportable hoop systems (Lifetime Products Open Court Portable Basketball System, or similar); and

   f. Steel cylinder in-ground sleeve with safety key or bolt for removable posts (Lifetime Products Basketball Pole Ground Sleeve Model 23, or similar)

4. Once installation is approved, the owner or resident agrees that any basketball equipment installed becomes an exterior maintenance item, subject to covenant enforcement for painting, cleaning, repairs, net replacements, and the like.

5. In the event of severe inclement weather (tropical storms, high winds, hail, hurricanes, etc.) owner or resident agrees to make every reasonable effort to remove, lower, relocate, or secure the basketball equipment in order to minimize potential missile

hazard damage to his own or surrounding homes and property.

Approved recreational equipment in the rear of the yard shall not exceed ten (10') feet in height, except basketball backboards.

AA. Roofing: Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevation, and may vary as dictated by architectural design. Roof materials, which are acceptable (In the EH board meeting on October 12, 2022 the board approved the use of metal shingles that mimic the look of asphalt shingles and in the November 13, 2024 meeting the use of composite material tiles).

1. Asphalt shingles or metal shingles that are similar in appearance
2. Flat tile in concrete or composite material
3. "Spanish S" or "barrel tile" style in metal, clay, concrete or composite material

ACB approval is required for a roof-material or roof color change. If replacement shingles do not match the existing shingles, the entire area visible from the street or adjacent from properties must be replaced. Roofs shall be maintained free from mildew. Any roof which has thirty (30%) percent or more area discolored on any surface (or plane) by mildew shall be a violation and subject to enforcement.

BB. Roof Accessories and Equipment: ACB approval is required for all rooftop equipment and accessories. All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing gutters and downspouts must be painted to match, or be compatible with, the fascia and siding of the structure. ACB approval is also required for all skylights and/or solar tubes.

CC. Siding: Owners shall seek ACB approval before installing or replacing siding, due to the differences in texture.

DD. Signs: No sign of any kind shall be displayed to the public view on The Properties, except only one sign of not more than one (1) square foot used to indicate the name of the resident or one sign of not more than five (5) square feet advertising the property for sale or for rent (in locations and in accordance with design standards approved by the Architectural Control Board), or any sign used by a builder to advertise the company during the construction and sales period. No sign of any kind shall be permitted to be placed inside a home or on the outside walls of the home or on any fences on The Properties, nor on the Common Areas, nor on dedicated areas, nor on entryways or any vehicles within The Properties, except such as are placed by the Developer or its affiliates.

1. For Sale sign: One temporary sign per Lot that advertises property for sale or lease, not to exceed 24" in height and 24" in width, may be installed on a Lot without the ACB's approval, but only if it complies with standard as outlined:
    a. Any such sign advertising property for sale or for rent, will be a standard "Orange Tree Estate Homes" sign that must be purchased by the homeowner or the Real Estate agent or company.
    b. The sign is two sided, and displays the "Orange Tree" logo, the term "For Sale", "For Lease", or "For Rent", the Real Estate company name, or "By Owner", and a phone number or email address, nothing more.
    c. Display of the sign must be on the front lawn of the property advertised for sale or for rent. Any other sign or display location will be considered a violation of the Association Covenants and Restrictions. The Association management company will be able to provide information concerning procurement of the sign (s).

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2. Open House sign: Each Lot is allowed to have one (1) Open House sign near its front door on the day of the Open House only. Signs cannot have any logos or company information on them except the small Realtor logo. It must be generic and say "Open House." No signs are allowed next to the street. One security sign is permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. Security company signs are also permitted in the windows. Security and identification signs shall not exceed 8" x 10" and the ACB may impose shape and color restrictions on security signs. No other signs are allowed on the streets within the Orange Tree Estate Homes. This prohibition includes garage sale, moving, etc., with the exception of temporary special event signs that have been approved by the ACB.

EE. Solar Equipment: Homeowners must receive approval from the Architectural Control Board before installing any solar equipment. The submitted Architectural Review Request form must include specific information on the proposed solar panels and roof location. For homes that do not face due south, solar panels must be installed on the back or side roofs unless the homeowner shows that such location does not allow orientation of the panels within 45 degrees east or west of due south, does not allow generation of sufficient energy, or impairs the effective operation of the panels. Any piping and equipment installed on the outside walls must match the color of the wall. For homes facing due south, solar panels may be installed on the front roof with prior ACB approval. Reference: Florida Statute 163.04

FF. Statues: ACB approval is required for all statues in the front or side yards. ACB approval is not required for the rear-yard installation of any statue, which, including any pedestal stands no more than six (6') feet tall.

GG. Temporary Structures: Temporary structures, including without limitation, shacks, trailers, vans, tanks, or tents are prohibited. ACB approval is required for tents other than camping tents that are used for occasional overnight sleeping by children and are left standing for no longer than seventy-two (72) hours.

HH. Trash Containers: Trash containers shall be stored in garages or side yards behind the front building line and shall be screened from the street and adjacent property by a fence, wall, or landscaping, in accordance with these Architectural Guidelines. Trash containers with secured lids may be placed out for pick- up after sundown the evening before and must be removed by sunrise the morning after pick-up. Containers shall not be permitted to remain out between pickups regardless of holidays or other reasons.

II. Utilities: Pipes, wires, poles, utility meters, and other utility facilities shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Any utilities or utility equipment not installed below ground or within an enclosed structure requires ACB approval. Utilities include water, sewer, power, telephone, cable television, and miscellaneous conduits.

JJ. Water Conditioners: Water conditioners or softeners may be installed without approval provided that such are totally screened from view of the street and adjacent property with shrubbery.

KK. Windows and Doors: Windows should be clear glass or tinted glasses of bronze, grays, or smoke colors. Window film must get ACB approval. Homeowner must submit sample of film with specifications. Window film must be twenty (20%) percent visible light reflected or less and non-reflective.

ACB approval is required for exterior shutters, which should be of a material similar to and of a color and design generally accepted as complementary to the exterior of the house.

ACB approval is required for the addition of screen doors or other type doors to a home, and only if the material matches or is similar to existing doors on the house and if the color is generally accepted as complementary to that of existing doors on the house. No "burglar bars," steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling.

All window coverings must be maintained in a good state of repair. Window coverings must be manufactured vertical or horizontal blinds, drapes, curtains, fans or shades that fit the dimensions of the window and are properly mounted. No drawings, pictures, lettering, flags, signs, etc. may be attached or visible in any part of the window other than house security signs no more than 8"x8" in size. Small garage door windows do not need

to be covered, but if they are, the coverings must be maintained in a good state of repair.

LL. Gutters and Downspouts: the ACB must first approve the location and material of all roof gutters and downspouts. Colors of roof gutters and downspouts must match the background surface, or house trim, to which they are attached.

MM. Hurricane Shutters: No hurricane or storm shutters shall be installed unless the ACB has approved such. Please see Hurricane Shutter Specifications attached as Exhibit "E". Approved hurricane shutters and/or temporary protective covering shall be allowed to be deployed only after the U.S. Weather Service has issued a storm warning. Approved permanent hurricane shutters must be opened and temporary protective coverings removed within seven days after the "all clear" is given.

IV. LANDSCAPING AND SITE STANDARDS

Landscaping is an essential element of design at the Orange Tree Estate Homes. Preservation of existing vegetation in addition to the introduction of plants native to the South-Central Florida area must be considered in establishing the landscape design.

A. Landscaping. All changes or additions to a Lot's existing landscaping require an ACB approval. The Applicant shall develop a landscaping plan and install and maintain landscaping on such Lot.

1. Approved Landscape Materials: For Approved landscape materials other than sod, refer to the USDA Hardiness Zone 9B, South Central Florida of the Florida Friendly Landscaping Pattern book @ http://edis.ifas.UFL.edu/EP438 or review the copy in the Association management office.

2. A list of approved and prohibited landscape materials are attached as Exhibit "C" which may be updated and revised from time to time.

3. Turf Grass: Acceptable turf grass with areas visible to the street: St. Augustine of any variety. For areas not visible to the street: St. Augustine of any variety and Bahia grass. Artificial turf is prohibited except where it is enclosed within privacy fencing so that it is "not visible from the parcel's frontage or an adjacent parcel." See Florida Statute 720.3045.

4. Maintenance: All landscaped areas (to the paved public right of way) shall be maintained in live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs or trees which become dead or badly damaged shall be replaced with similar sound, healthy plant materials. Sod shall be free of weeds, diseases, fungus, and vermin.

   Any Owner within the Orange Tree Estate Homes who owns or has maintenance responsibilities for the property adjacent to the public right of way or body of water shall maintain the landscaping to the edge of the pavement or water's edge regardless of the property boundaries shown on the plat.

5. Ornamentation: The use of non-living objects as ornaments in any component of a Lot's landscaping requires ACB approval.

B. Drainage: Drainage of the Lot must conform to all Orange County requirements. All drainage and grading of any changes to the existing Lot must be indicated on a Site Plan and submitted to the ACB for approval. There shall be no interference with the established drainage pattern over any property except as approved in writing by the ACB. The established drainage pattern is defined as the drainage pattern as engineered and constructed by the original Developer. Owners may make minor drainage modifications to their Lots provided that they do not alter the established drainage pattern.

Landscape plans shall conform to the established drainage pattern, shall cause water to drain away from the foundation of the house, and shall prevent water from flowing under or ponding near or against the house foundation and other structures. Water should not pond on walkways, sidewalks, or driveways into the street. The ACB may require a report from an engineer as part of landscaping or improvement plan approval. Sump pump drainage should be vented a reasonable distance from the property line to allow for absorption.

C. Easement Plantings: All plantings in an easement area (that area which is part of the street right-of-way between the Lot and the curb) that have been previously approved shall be subject to the following conditions:

1. Annuals, ground cover, turf grass and hedges planted in the easement area shall be less than eighteen (18") in height.

2. No trees shall be planted in the easement area without ACB approval.

D. Edging Materials: All border material around flowerbeds, trees, etc. and shall be approved on a case-by-case basis. In no event, shall retaining wall blocks be used without ACB approval.

E. Per the Estate Homes BOD meeting held on May 11th of 2021, the new approved Wood Fence color is Sherwin Williams Java SW 6090. Per the Estate Homes BOD meetings held on February 8th of 2023 and September 11th of 2024, aluminum picket fencing per the requirements and restrictions below, is allowed for all Estate Homes, wood fencing may be shadowbox or board-on-board style and existing wood fences may be replaced with the same type fencing.

1. Height; Materials; Types: Fences, walls, and screens shall not exceed six (6') feet in height on front; side, and rear yard areas. Acceptable materials are wood, aluminum picket (limited to 5' height) concrete block and stucco (for retaining walls only), or landscape plants as approved by the ACB. All wood fencing within the Estate Homes community is to be of 'shadowbox' or board-on-board style construction, as described in **Exhibit "A-1"**, not to exceed six (6') feet in height, and should be painted within thirty (30) days following completion of installation (allowing time for curing of pressure treated lumber). Exterior surfaces of wood fencing, or any face of the fencing which can be seen outside the unit, must be painted in Sherwin Williams Java (SW 6090*).*

Colors and patterns of all other fencing types shall be compatible with the housing design and harmonious with the streetscape. Fencing specifications are attached and particular types of fencing must be used in certain areas.

2. Property Abutting Lakes or Golf Course Fairways or Woodgreen Drive: When a rear property line is adjacent to a lake, golf course fairway or Woodgreen Drive or a side property line is adjacent to Woodgreen Drive, wood fencing is prohibited. Instead, rear yard fences and side yard fences along Woodgreen Drive on such lots, if installed at all, shall be aluminum picket fencing as further described in Exhibit "A- 2." On golf course fairways and Woodgreen Drive the fencing shall be five (5') feet high. On the lake, fences may be either five (5') feet high or four (4') high. (Within the 50 foot setback from the normal high water mark in which building is not permitted, fences are limited to 4 feet in height by the county.) Such fencing shall meet the following rear and side yard setbacks:

a. On ponds, lakes or Woodgreen Drive, fencing can go up to the rear and side property lines;

b. On lots adjacent to the golf course, fencing must be at least five (5') back from the rear property line and can go up to the side yard property line. Such fencing on golf course lots, however, shall also include a self-closing gate so that golfers can retrieve their golf balls, as required in Article IV, Section 8 of the Covenants and Restrictions.

The rear property line may be defined by a combination of earth berming and/or landscaping in which the berming and/or landscaping must be on the Owner's property and be maintained by the Owner. The earth berming shall be done according to the approved grading plan and side slopes shall not be steeper than 4:1. Trees in rear yard of golf and lake properties shall be limited to those with structures that do not deter view of the golf course and lake and ones which conform to the conditions outlined in Exhibit F Tree Policy. All landscape changes are subject to ACB approval.

3. Construction: Fences shall be constructed in accordance with the specifications attached as exhibits. The exterior side of all fences shall have a finished appearance and should be finished on both sides. Owners may set fence posts adjacent to a neighboring property's fence post without permission. Tying into a neighbor's fence shall require the Owner's permission.

4. Maintenance: Any fences, walls, or screens on a Lot shall be well repaired and maintained consistent with the community-wide standard. In the event a fence, or wall, or screen is damaged or destroyed, the Owner or responsible party shall repair or recondition the same at their expense. If a fence is located totally on one lot, that lot owner will be held responsible to maintain both sides of the fence. A landowner cannot enter the adjoining lot owner's property without permission for the purpose of maintaining the fence.

5. Equipment Enclosures: Such enclosures shall be constructed in accordance with the Enclosure Specifications attached as **Exhibit "B"**. All pools and pool equipment shall be enclosed unless such were approved prior to the date of these Architectural Standards, in which case landscaping screening is acceptable as long as it shields 100% of the equipment. If landscaping and shrubbery fail to screen 100%, and the situation is not corrected after notice, the Owner shall lose the grandfathered status and shall be required to comply with the Enclosure Specifications.

Owners may create berms, slopes, and swales for the purpose of defining space and screening undesirable views, noise, and high winds. Grassed slopes or berms are suggested not to exceed three feet of horizontal distance to one foot of rise or vertical height (3:1 slope) in order to permit greater ease of mowing and general maintenance.

F. Gardens: Vegetable/Herb Gardens shall be allowed in enclosed patio areas only and shall be visually screened from adjacent properties, unless otherwise approved on a case-by-case basis by the ACB. Garden stakes and fencing for garden type plants in side yards shall require approval from the ACB.

G. Grading: Owners shall not grade their property so as to interfere with the established drainage pattern over any property except as approved in writing by the ACB. Owners should work with the natural contours and seek solutions that minimize the impact of grading with respect to major alterations of existing grades.

H. Hedges: Hedges or a continual row of shrubs greater than 18" in height shall not be permitted in the front yard if adjacent to the street or sidewalk. For golf course and lake properties, hedges, shrubs and plantings taller than 18" (inches) are permitted for privacy in side yards and around patios and pool decks; shrub masses in rear yard should be located so that neighbors' view of the golf course or lake is not inhibited. ACB approval is required for side or rear yard hedges and plantings.

I. Paving Driveway. Owner shall secure ACB approval prior to paving with any paving

material, including concrete, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers, and for any purpose, including walks, driveways, or patio areas, etc. Paving driveways with flagstone or stepping-stones is prohibited. Paving with asphalt is prohibited. Owners shall secure ACB approval before extending or expanding any driveway. The ACB shall not approve such extensions or expansions for Owner's intended purpose of providing side yard parking or vehicle storage.

Driveways shall be maintained and kept stain-free in accordance with community-wide standard. Stains will be reviewed on a case-by-case basis, and the ACB, or the Board, shall require excessive stains to be removed. In the alternative, driveways may be painted, but only if painted with colors individually approved by the ACB.

J. Retaining Walls: All retaining walls require approval by the ACB. Such walls shall be properly anchored to withstand overturning forces. Block and stucco walls shall be made thicker at the bottom than at the top to achieve stability. All retaining walls shall incorporate weep holes into the wall design to permit water trapped behind them to be released. Using timbers for retaining walls or other landscape is prohibited. Walls shall not be located so as to alter the existing drainage patterns.

K. Sewage Disposal Systems: Cesspools, septic tanks, or other non-central systems, other than recycling systems, are prohibited -- except for those systems originally installed with the construction of the home. Owners who wish to install any other type of sewer system shall seek the ACB approval.

L. Underground Installations: Owners shall seek approval for any proposed underground installation, except for installation of underground sprinkler systems.

M. Views: Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. All front side and rear building setback areas must be landscaped. Any references in this document to views pertaining to golf course and lake properties refer to views of the golf course and lake.

N. Water Systems: Installation of individual water supply, except for irrigation systems, is prohibited without ACB approval and unless the system is designed, located, constructed, and equipped in accordance with requirements, standards, and recommendations of any applicable water and sanitation district or other governmental authorities having jurisdiction. Owners may install irrigation systems, above ground or underground, without ACB approval so long as the Owner installing such system obtains any permits required by Orange County or other governmental authorities. It is highly recommended, but not required, that all irrigation systems connected to the Orange County water system should have separate county meters. Landscaped areas of each Lot shall be irrigated by an automatic irrigation system wherever possible. Any other water system may be installed without the ACB approval so long as the water system is completely contained within the dwelling and causes no architectural change to the exterior of the dwelling.

Wells, except those drilled by the Board for the purpose of providing water service to the Orange Tree Estate Homes common, require ACB and County approval.

O. Yard Orientation. Yard orientation is as follows:

1. Front: The front yard is defined as the area between the curb and the front of the main dwelling. No fences or enclosures are allowed in the front yard without a waiver from the ACB.

2. Side: The side yard is the open space between the main dwelling and the Lot's side property line. Six (6') foot high wood privacy fences constructed in accordance with Exhibit A-1 or equipment enclosures constructed in accordance with Exhibit B may be constructed in the side yard except along Woodgreen Drive. Aluminum picket fences constructed in accordance with Exhibit A-2 are required for new side yard fences running along Woodgreen Drive and are permissible where rear yard fences are aluminum picket. All side yard fences must be set back a minimum of three (3') feet from the front yard.

3. Rear: The rear yard is the portion of the Lot between the rear property line and the back of the main dwelling. Except for golf course homes, rear yard fences or enclosures are allowed just within the rear yard property line to just within the side yard property lines.

V. CONSTRUCTION GUIDELINES

A. Inspections: The Applicant shall schedule and coordinate a review of all construction activities with the ACB to verify compliance with the approved plans and specifications. The ACB may also perform additional periodic informal inspections to ensure that work is being performed in conformance with approved plans, these Architectural Guidelines, and the community-wide standard. All inspections are observations only and will not relieve the obligation to obtain inspection approvals from Orange County and other organizations having jurisdiction.

Job sites not in compliance with ACB approval, these Architectural Guidelines, or approved plans will be issued a Notice of Violation and a punch list of items needed to bring the construction and/or job site into compliance. Further construction is prohibited until such punch list items have been corrected.

B. Vegetation Protection and Barricading: Prior to any construction or clearing activities, the Applicant shall take measures to protect existing vegetation. The type and materials of barricades may be reviewed by the ACB. In addition, dumping backfill into, excavating soil from, falling trees into, parking in or driving through, stacking or storing supplies or equipment in, changing site grading to causing drainage into, locating temporary construction buildings in, or disposing of toxic materials into common areas is strictly prohibited.

C. Construction Damages: Any damage to vegetation or Common Area facilities caused by the Applicant, its contractors, sub-contractors, agents, or employees must be corrected immediately to the satisfaction of the ACB, the Board, and the owner of the damaged property. If the damage is not corrected, the Board may have the Association may repair such damage and assess the costs of repair to the Applicant.

D. Conduct: The Applicant must ensure that all contractors and subcontractors control the conduct of their employees while working in the Orange Tree Estate Homes. Loud music, profanity, and other behavior that is unbecoming of a quality operation will not be tolerated. Employees violating this policy may be asked to leave the premises and may be denied access at the gates.

E. Site Cleanliness: All sites must be maintained in a clean and orderly manner at all times. The storage of materials should be in an inconspicuous location within the site and stored neatly and orderly. All construction debris shall be cleared at the end of each working day.

VI. NON-LIABILITY FOR APPROVAL OF PLANS

Each Architectural Review Request contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner.

PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE BOARD OR THE ACB TO EXPLAIN IT TO YOU.

VII. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

These Architectural Guidelines may be amended as follows:

A. The Board may, in its sole discretion, amend these Architectural Guidelines as they apply to the Properties, notwithstanding any delegation of reviewing authority to the ACB, unless the Board also delegates the power to amend to the ACB. Amendments shall be prospective only and shall not require modifications to existing structures or improvements unless the Owner requests modification to existing structures or improvement.

B. Such amendment shall be promptly posted in the Recreation Center Management Office.

C. All amendments shall become effective upon adoption by the Board, or upon adoption by the ACB and consent of the Board. Such amendments shall not be retroactive so as to apply to previous work or approved work in progress.

D. In no way shall any amendment to these Architectural Guidelines change, alter, lessen, or modify any provision of the Declaration.

These Architectural Guidelines have been prepared by the Board of the Orange Tree Estate Homes, for use at the Orange Tree Estate Homes and are hereby adopted on this 12th day of August 2026.

THE ORANGE TREE ESTATE HOMES:

[SEAL]

By: _____
Cindy Sayers-Lane, President

By: _____
Barbara Metz, Secretary

THE ORANGE TREE ESTATE HOMES ASSOCIATION

ALL OWNERS ARE TO FOLLOW THESE SPECIFICATIONS WHEN INSTALLING FENCES

EXHIBIT "A-1"

FENCING SPECIFICATIONS
(6' WOOD FENCE)

STYLE:	Shadow Box (6' High) or Board-on-Board (6' high)
PICKETS:	1" x 4" x 6' (nominal) but not less than 3/4" x 3 1/2" x 6') Western Red Cedar, Cypress, or Pressure-Treated Pine, dog-eared with 3" spacing to provide 1/2" overlap; alternatively, a 1" overlap may be used with a 2" x 6" picket.
HORIZONTAL SUPPORTS (2):	Pressure-treated Pine 2" x 4" with the 4" side being vertical.
POSTS:	8' on center maximum, 4"x4"x8' Pressure-treated Pine installed on inside of yard.
NAILS:	16D and l OD penny galvanized on horizontal supports 4D on pickets (STAPLES ARE NOT ALLOWED BUT SCREWS MAY BE USED.)
FENCE:	Must tie into the house at least 3' (three feet) back from the front of the house. Engineered to be level and straight. If the fence ties into a brick wall, taper the fence at a ratio no greater than one (1') foot drop in the vertical height to three (3') feet in horizontal length, so that the top of the fence is below the top of the brick walls. (SHOULD NOT BE SEEN OVER THE BRICK WALL.)
GATES:	Frame 2" x 4" Cedar, Cypress or Treated Pine, Pickets same height and style as fence, Ornamental Hinges, Spring Latch
STAIN:	ALL FENCES MUST BE PAINTED (INSIDE AND OUTSIDE) WITHIN 30 DAYS OF INSTALLATION. Fences must be painted Sherwin Williams Java (SW 6090).

NOTE: In accordance with the Declaration & Restrictions, properties on the lakes are not to be fenced with wood fences within the rear property at the lake. Wood fencing is permitted along the house side yards.

THE ORANGE TREE ESTATE HOMES ASSOCIATION

EXHIBIT "A-2"

FENCE REQUIRED FOR LAKE, GOLF COURSE AND WOODGREEN DRIVE LOTS AND PERMITTED FOR OTHER LOTS

FENCING SPECIFICATIONS
ALUMINUM PICKET FENCE

NOTE: This is the only fence that may be placed on or near the property line for lots that back up to the golf course and/or lakes or Woodgreen Drive, subject to additional restrictions. *This does not apply to lots adjacent to retention ponds. (Amended at Estate Hones Board meetings on 2/8/2023 and 11/13/2024 to require new fences on Woodgreen Drive to be aluminum picket, to allow aluminum picket fences on any lot, to allow puppy pickets, and to allow replacement of existing wood fences on Woodgreen Drive with the same style wood fence.)*

MATERIAL:	All fence materials shall be manufactured from 6063 T5 extruded aluminum alloy with strength of 22,000 PSI.
STYLE:	Aluminum Picket 5 foot high, or for lakefront lots, pickets may be either 4 feet or 5 feet high. (Within the 50 foot setback from the normal high water mark in which building is not permitted, fences are limited to 4 feet in height by the county.)
PICKETS:	1/2" x 1/2" x 5' or 4' hollow square, 4" even spacing
HORIZONTAL SUPPORTS	1" X 1" with channel openings facing down, 2 supports on top and 1 on bottom. Puppy pickets no more than 18" high with a fourth 1" X 1" horizontal support are permissible on the bottom of the fence.
POSTS:	2" x 2" x 8' hollow square black aluminum Black aluminum cover on top
SCREWS:	Stainless steel Phillips or star head type with plating to ensure corrosion Resistance and painted to match fences.
FENCE:	Engineered to be sturdy and reliable with low lifetime cost and maintenance.
GATES:	Shall be same height and materials as fence. Hinges - Aluminum Rod fitted with low-friction bushings.
FINISH:	Pretreated for oxide removal with baked enamel coating of "Duracron." The surface of finished product shall be smooth and shall pass the standard pencil hardness test of at least 2H.
LANDSCAPING:	For lots on the golf course or lakes there shall be no hedge or landscaping placed within twenty (20) feet from the rear property line that would obstruct adjacent homeowner's view. This means that landscaping 18" (inches) and lower may be placed around the fencing but no landscaping (shrubs, plantings other than trees) higher than 18" (inches) may be allowed within the twenty (20) foot set-back area of the rear property line toward the house. All other landscaping for golf course and lake properties is subject to Section IV E.2

THE ORANGE TREE ESTATE HOMES ASSOCIATION

EXHIBIT "B"

EQUIPMENT ENCLOSURE SPECIFICATIONS

NOTE: ALL OWNERS ARE REQUIRED TO FOLLOW THESE SPECIFICATIONS WHEN INSTALLING EQUIPMENT ENCLOSURES.

STYLE:	Shadow Box, (Recommended 6' High, or a Minimum of 4' High), or submitted and approved landscaping.
PICKETS:	1" x 4" (nominal) or 1/2" x 4" (nominal) but not less than 3/8" x 3 1/2" Western Red Cedar or Cypress, 3" spacing to provide 1/2" overlap on Shadowbox; alternatively, a 1" overlap may be used with a 2" x 6" picket.
NOTE:	Height must be the same Engineered to be level and Straight All pickets/slats must run vertical All pickets/slats must be dog-eared or straight
HORIZONTAL SUPPORTS (3):	Pressure-treated Pine 2" x 4" with the 4" support being vertical
POSTS:	8' on center maximum 4" x 4" Pressure-treated Pine Posts installed on inside of enclosure
NAILS:	16D and I OD penny galvanized on horizontal supports 4D on pickets. Staples are not allowed.
GATES:	OPTIONAL) 2" x 4" Cedar & Cypress frame (Shadow Box) gate(s) installed must be the same material and design as the rest of the enclosure. Ornamental Hinges, Spring Latch
PAINT:	All enclosures are to be painted inside and outside in Sherwin Williams Java (SW 6090) or the base color of the house within 30 days of installation. NOTE: Plastic will not be allowed.
PLACEMENT REGULATIONS:	1. Must shield equipment from view (100%) from the street. 2. cannot extend beyond the back corner of house. 3. Can have opening in rear for access. If comer lot and equipment is visible from street, must be shielded on all sides. 4. Side portion can extend no more than 12" past equipment. 5. Must not be more than 6" above the highest part of the equipment. However, enclosure must not exceed 6 feet. 6. Must have a 90-degree side return. 7. If enclosure must extend more than 4 ft. from side of house to cover equipment, then The Orange Tree Estate Homes Exhibit "A" Fence Specifications must be used. 8. If enclosure is 6' tall and comes out more than 4 feet from the house, it must be painted Solid Latex "Sherwin Williams Java (SW 6090)". Exhibit "A" - Fencing specifications apply.

* Variance may be requested on Numbers 5, 6, 7 & 8.

THE ORANGE TREE ESTATE HOMES ASSOCIATION

EXHIBIT "C"

LANDSCAPE PLANTS AND MATERIALS LIST

APPROVED

Shrub/Groundcovers/Specimen Trees/Vines –

For Approved landscape materials other than sod, refer to the USDA Hardiness Zone 9B, South Central Florida of the Florida Friendly Landscaping Pattern book @ http://edis.ifas.UFL.edu/EP438 or review the copy in the Association management office.

Turf grasses –

St. Augustine - turf grass of any variety.
Bahia Grass – only for areas not visible to road areas.
Artificial turf - is prohibited except where it is enclosed within privacy fencing so that it is "not visible from the parcel's frontage or an adjacent parcel." See Florida Statute 720.3045.

Mulches – Recommended –

Organic Mulches (preferred) leaves, pine needles, grass, and shrub clippings.
Pine Bark Nuggets

Mulches – Not Recommended –

Cypress Mulch

PROHIBITED MULCHES

Any inorganic mulch, including rubber, shells, rocks, pebbles, stones, crushed stone, crushed rock, gravel, etc.

PROHIBITED TREES AND SHRUBS

Golden Rain Tree
Casuarina Glaura – Australian Pine Grevillea
Robusta – Silk Oak
Melaleuca Quininquenervia – Punk Tree
Eucalyptus Spp – Gum Tree
Thuja Occidentalis – Arborvitae
Shinus Terebinthifolius – Brazilian Pepper Tree
Bamboo
Banana Trees

THE ORANGE TREE ESTATE HOMES ASSOCIATION

EXHIBIT "D"

DEFINED TERMS

The capitalized terms used in these Architectural Guidelines are generally defined in Article II of the Declaration. For convenience, some of these definitions and other terms used herein are summarized below.

1. "Applicant": A Person submitting a request for architectural review to the appropriate Reviewer.
2. "Architectural Guidelines": These Architectural Guidelines and Community Standards for the Orange Tree Estate Homes adopted by the Board as provided in the Declaration.
3. "Architectural Control Board": A Board appointed committee delegated architectural review duties and responsibilities in those Properties identified in the Declaration, and any amendments or supplemental declarations thereto, and whose powers are set forth more specifically in the Declaration.
4. "Board": The Board of Directors for the Orange Tree Estate Homes (Section One) Association , as defined in the Declaration.
5. "Builder": A Person engaged in constructing improvements to Units for resale in the ordinary course of his or her-business as more particularly defined in the Declaration.
6. "Common Area": Property owned by the Association for the common use and benefit of the Association membership as more specifically defined in the Declaration.
7. "Declaration": The Declaration and Restrictions for the Orange Tree Estate Homes, filed on, and recorded in OR Book 3400, Page 1353, of Orange County, Florida.
8. "General Application": A proposal for any initial construction, modification or landscaping requiring the approval of a Reviewer, and containing such information as these Architectural Guidelines and the Reviewer may require.
9. "Lot(s)": This term will have the same meaning as, and be interchangeable with, the term "Units," as defined in the Declaration.
10. “Golf Course Lot(s)”: Lots abutting the Orange Tree Golf Club.
11. ‘Lakefront Lot(s)”: Lots abutting Lake Marsha.
12. “Owner(s)": Record titleholders to a Lot within the Orange Tree Estate Homes as defined in the Declaration.
13. “Properties”: Shall mean and refer to all such existing properties, and additions thereto, as are now or hereafter made subject to the Declaration, except such as are withdrawn from the provisions of the Declaration in accordance within the procedures set for therein.
14. "Supplemental Declaration": A recorded instrument which annexes property to the Declaration and/or which by its terms imposes additional covenants, conditions, restrictions or easements as more specifically defined in the Declaration.
15. "Use Restrictions": Restrictions on the use of and activities which may take place on Lots as more specifically defined in the Declaration and which are attached as Exhibit "C" to the Declaration.

THE ORANGE TREE ESTATE HOMES

ASSOCIATION EXHIBIT "E"

HURRICANE SHUTTER SPECIFICATIONS

The installation of permanent hurricane protection devices is not an Orange Tree Estate Homes requirement. All installation of this type, including contracting with an installer, obtaining permits, all associated expenses for installation, maintenance, repair, replacement and repairs to exteriors resulting from installation or maintenance, are the sole responsibility of the Homeowner. All installations will be maintained to the normal standards of the Orange Tree Home Owners Association.

APPLICATION PROCEDURE

Every Request for the installation of permanent hurricane protection devices must include this complete specification sheet attached to the standard Architectural Modification/Installation Review/Request form. Each Application must include the following items:

1. The above forms completely filled out and in the original form.
2. This approval application should be made before final contract signing or obtaining appropriate County building permits. Obtaining a building permit prior to Association approval does not replace or supersede the filing of this application in proper manner. Final Association approval does not guarantee that a building permit will be issued.
3. Applications must include all of the installation/modification information and contractor information as listed on the Architectural form.
4. In addition to the above contractor information, provide a copy of the contractor's material specifications and installation procedures/process drawings.
5. Association approval will normally be issued within 20 working days of receipt of a completed application.
6. Applications must be mailed to or turned into the Orange Tree Community Management Office.
7. If a homeowner intends to install permanent shutter systems by themselves, information similar to the above must be provided in the same manner as contractor information.

SPECIFICATIONS/REQUIREMENTS

1. Only roll-up, accordion, panel-type or an approved screening material will be permitted. All installed hardware and shutters must be the same color as the mounting areas, the panels themselves may be natural metal colors, but all permanently installed hardware must be the color of the mounting area. Actual panels may also be constructed of a code approved plastic material.
2. If panel type shutters are installed, the panels, when not in actual use, must be stored inside your home or other storage location. They will not be allowed to be stored on the patio area or behind shrubbery.

GENERAL RULES

1. The general use of shutters for security while you are not home or on vacation, etc., or for sun/shade protection will not be permitted. They are to be used for hurricane protection only.
2. Shutters must remain open and panels properly stored at all times when the general Orange County area is not under a hurricane watch or warning. They must be opened within 7 days after the hurricane watch or warning has expired.
3. If you intend to vacate your home for an extended period at any time during hurricane season, you must provide the Orange Tree Home Owners Association with the name, address and telephone number of a person you have assigned as your **alternate contact*** during this untended absence. This contact must comply with all of the above rules and requirements concerning hurricane protection use on your home.

Home Owner's Address:_____ Signature: Date: _____

*Alternate contact name:_____ Phone: _____

THE ORANGE TREE ESTATE HOMES

ASSOCIATION EXHIBIT "F"

TREE POLICY

Adopted by the Estate Homes Board of Directors on April 12, 2023, Updated February 12, 2025

The tree canopy is one of the most outstanding features and a great attribute of our community. It provides much needed shade and serves as a refuge for many bird species. It also reduces energy costs and remove pollutants from air and water. You just have to walk or drive along Woodgreen Drive and see the beauty of mature oak trees and whimsical Spanish moss, then compare that to the scarcity of trees on Oak Meadow Bend (perhaps due to septic tanks location). In an effort to protect our trees that have been growing for the past 30-40 years, the Estate Homes Board has adopted this comprehensive policy to handle requests made to the ARB regarding tree removals and plantings.

The 2019 Florida legislature passed a bill (H.B. 1159) relating to private property rights that created a new law, Section 163.045, Florida Statutes. This law prohibits local governments (municipalities, counties, etc.) from requiring "a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on a residential property if the property owner possesses documentation from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property." The law also prohibits local governments from requiring replacement of such a tree. The law was tweaked by amendment in 2022. The law does not prohibit the arborist or landscape architect from being employed by the same company removing the tree, an obvious conflict of interest and a significant potential for abuse.

The law does not apply to homeowners' associations. Homeowners' associations can impose an approval process and requirements for the removal of trees by homeowners. In order to avoid unnecessary disputes, HOA boards should clearly outline tree removal and replantation policies. Association documents should specify tree conservation and maintenance, planting guidelines and tree removal determinations in clear and precise language.

The Orange Tree Estate Homes Association has adopted the following process for a homeowner to follow to remove a tree or landscaping plants:

1. Present a request to the Architectural Control Board (ACB), clearly explaining the reason the tree or landscaping plants must be removed. Include pictures of the trees or landscaping plants to be removed. Some of these requests will be relatively straight forward and the ACB will act accordingly. The ACB will determine if a visual inspection will be necessary by one of the ACB members. The ACB may require replacement trees or landscaping plants.

2. In addition to the requirements of paragraph 1, a request to remove specimen well established trees that do not appear to be dead or present imminent danger to life or property will follow the additional procedural guidelines.

A. The homeowner must specify the location on the property of the tree in reference to the home and distance from the street, preferably on a survey.

B. A member of the ACB will perform a visual inspection to verify the condition of the tree.

C. The ACB will decide if an evaluation will be required by An independent certified arborist (certified by the International Society of Arboriculture). This is at the owner's expense. To avoid any conflict of interest, the certifying arborist must include the following certification in the tree risk assessment and must satisfy its conditions. INDEPENDENT ARBORIST CERTIFICATION: I hereby certify by signature below that I receive no financial or other compensation from any business that does severe tree pruning or tree removal nor do I benefit financially or otherwise by recommending severe tree pruning or removal instead of simply doing nothing or doing only maintenance pruning.

D- The ACB may request that the cut tree is replaced by one of the preferred tree specimens (see list of preferred trees below). Normally, a shade tree will be replaced with a shade tree. The replacement tree should not be in the prohibited list below, nor in the prohibited list of Exhibit C of these guidelines nor be an invasive species according to the University of Florida list of invasive plants. The replacement tree should be at least 2.5 – 3.0 inches in diameter, measured 6-12 inches above the top of the root ball. If replacement of the tree is requested, the homeowner should take into consideration where he will plant the new tree, taking into account the proper distance from the house and the neighboring house or lot.

Pruning. No ACB approval is required for maintenance pruning, and trees shall be pruned as needed to maintain health and form in such a way that retains or improves the natural form of that species. However, trees should not be trimmed so severely that they appear stunted. Trees damaged or destroyed by improper trimming or severe pruning shall be replaced with a similar species at the request of the HOA.

Who owns the tree? [NOTE: This is not legal advice and is simply the consensus of opinions expressed in newspaper articles, HOA newsletters and other publications.) Generally, the person on whose land the trunk of the tree is located owns the tree. If the trunk straddles the property line, the tree is jointly owned and neither owner can remove the tree without the other's consent.

Responsibility for damage caused by a falling tree depends on the health of the tree. If an apparently healthy tree falls on a neighbor's property, the owner on whose property the tree falls is responsible for the damage and removal of the tree. If an apparently dead or severely diseased and weakened tree falls on a neighbor's property, the owner on whose property the trunk is located is responsible for the damage and removal. The same rationale applies to damage caused by overhanging branches and encroaching roots. If the branches or roots are healthy, the owner whose property the branches overhang or whose property the roots encroach upon is responsible for the damage. However, that owner may trim at his own expense the overhanging limbs and encroaching roots up to the property line so long as it does place survivability of the tree in question. If the branches are dead, the tree trunk owner is responsible for damage and removal of the branches. NOTE: In Orange Tree Estate Homes, any tree removal or pruning more severe than maintenance pruning requires prior approval of the Architectural Control Board.

Trees in Orange Tree common areas are owned by the association and their removal is the association's responsibility.

Wind Resistant Trees. After the devastating hurricanes of 2004-2005, the University of Florida performed a study that identified the trees most resistant to wind damage. The trees that are more resistant to wind damage are: Sand live oak, Live oak, Sabel palm, Southern magnolia, Bald cypress, Yaupon holly, Winged Elm, and Crape myrtle.

Gardening Solutions, a program of the University of Florida's Institute of Food and Agricultural Sciences, also recommends these trees for Central Florida: Bald Cypress, Florida Elm, Florida Maple, Florida Pines, Flowering Dogwood, Fringetree, Golden or Pink Trumpet Tree, Gumbo-limbo, Holly, Live Oak, Longleaf Pine, Magnolias, Mangroves, Maples for Florida, Red Maple, Redbuds, Shumard Oak, Silverbell, Southern Magnolia Sparkleberry, S weet Acacia, Sweetbay Magnolia, Yaupon Holly

Homeowners are encouraged to plant these recommended trees if a large enough space away from the house is available.

Prohibited Trees. The following trees may not be used due to their exotic invasive nature or otherwise undesirable characteristics:

Botanical Name/Common Name	**[Authority for Prohibition]**
Albizzia julibrissin/Mimosa	[Orange County Code Article VIII Section 14-283(b)] [Tree Ordinance]
Broussonetia papyrifora/Paper mulberry	[Orange County Code Article VIII Section 14-283(b)]
Casuarina species/Australian pine	[Orange County Code Article VIII Section 14-283(b)]
Enterlobium contortisliquum/Ear tree	[Orange County Code Article VIII Section 14-283(b)]
Eucalyptus camuldulensis/Cama eucalyptus	[Orange County Code Article VIII Section 14-283(b)]
Grevillea robusta/Silk oak	[Orange County Code Article VIII Section 14-283(b)]
Jacaranda acutifolia/Jacaranda	[Orange County Code Article VIII Section 14-283(b)]
Leucaena species/Lead tree	[Orange County Code Article VIII Section 14-283(b)]
Melaleuca species/Cajeput or punk tree	[Orange County Code Article VIII Section 14-283(b)]
Melia azedarch/Chinaberry	[Orange County Code Article VIII Section 14-283(b)]
Sapium sebiferum/Chinese tallow tree	[Orange County Code Article VIII Section 14-283(b)]
Schinus terebinthifolius/Florida holly or Brazilian pepper	[Orange County Code Art VIII Section 14-283(b)]
Terminalia catappa/Tropical Almond	[Orange County Code Article VIII Section 14-283(b)]
Monis alba /French mulberry	[Moss Park Reserve Prohibited Tree]
Thuja orientals/Arbor vitae	[Moss Park Reserve Prohibited Tree]
Bambusa vulgaris/Bamboo	[Orange Tree Architectural Guidelines since at least 2005]
Musa acuminata/Banana	[Orange Tree Architectural Guidelines since at least 2005]

THE ORANGE TREE ESTATE HOMES ASSOCIATION

EXHIBIT "G"

Revision History

Revision Date	Description	Approved and Adopted By
August 12, 2026	Gazebo and Pergola Update	OT Estate Homes BOD
April 8, 2026	Multiple updates to Article III. A Accessory Buildings	OT Estate Homes BOD
August 13, 2025	Multiple Landscape updates, Pool Structure Update	OT Estate Homes BOD
February 12, 2025	Exhibit F Tree Policy Certified Arborist Defined	OT Estate Homes BOD
November 11, 2024	• Roof Tile Composites allowed • Two-Story House Guidelines • St. Augustine -all varieties • Artificial Turf NOT allowed in view • Organic Mulches only • Shadow Box / Board on Board Allowed • Wood Fence Replacement Allowed • New Woodgreen Fencing Aluminum Picket Only • 4’ Aluminum Picket Fencing in Lakefronts 50’ Setback • Remove 20 foot rear setback for Aluminum Picket Fencing to be consistent across all Lakefront lots.	OT Estate Homes BOD
March 13, 2024	Shadow Box Wood Fencing Only	OT Estate Homes BOD
February 14, 2024	Solar Panel Update REF: Florida Statute 163.04	OT Estate Homes BOD
April 12, 2023	Tree Policy Update	OT Estate Homes BOD
February 8, 2023	Aluminum Picket Fencing approved for all EH homes	OT Estate Homes BOD
October 12, 2022	Metal Roofing approved if shingle appearance	OT Estate Homes BOD
May 11, 2021	Wood Fence Color Sherwin Williams Java SW 6090	OT Estate Homes BOD
April 14, 2021	New House Color Book	OT Estate Homes BOD

THE ORANGE TREE ESTATE HOMES ASSOCIATION

EXHIBIT "H"

Summary Description of Amendments Since April, 2021

Date	Title	Description	Section
August 12, 2026	Article III. P Gazebos	Section was updated to include Pergolas. Scale, permanence, construction, wind proofing, materials and size details are included.	Article III. P
April 8, 2026	Article III. A Accessory Buildings	Clarifications were made to the Accessory Buildings related to adherence to setbacks, the structure NOT being an additional dwelling unit, and various structure details.	Article III. A
August 13, 2025	Exhibit A2 Landscape	This defines rear yard landscaping for golf and lakefront homes.	Exhibit A2
August 13, 2025	Section IV E2 Landscaping	This provides guidance for rear yard trees for golf and lakefront homes pertaining to protecting views of the course and lake.	Section IV E2
August 13, 2025	Section IV H Hedges	This defines hedges and plantings allowed around around pools and decks.	Section IV
August 13, 2025	Section IV M Views	Defines views on golf and lake properties as being that of the golf course or lake	Section IV M
August 13, 2025	Section II X Pools	Provides criteria for allowing privacy around pools and spas.	Section II X
February 12, 2025	Exhibit F Tree Policy	This update qualifies the certification for an independent arborist as one who does not profit from the tree removal. The homeowner certifies that the independent assessment of the trees condition has been reviewed by an arborist that meets the criteria specified. Additional changes include specifying that shade trees should be replaced by other shade trees, and minimum tree size is specified.	Exhibit F Tree Policy
November 11, 2024	Roof Tile Materials	This update recognizes improvements in technology and material selections for roofing. Composite materials which mimic the look of the original materials are now allowed for both flat and S-Style / Barrel tile roofs. This provides homeowners with an up-to-date option based on sustainability, along with features for improved durability.	ARTICLE III.AA.3
November 11, 2024	Two-Story Houses	Two-Story Houses – This clarified earlier wording related to allowable height for renovations, formerly stating the height was limited to the highest point of the original structure, which did not align with the original Orange Tree developer documents on file with Orange County Florida, which allowed Estate Homes houses to extend up to 35 feet in height. This change synchronized the architectural guidelines with those on file with the county, together with following	ARTICLE III.M.2

		current legal guidance as related to limits for HOAs to prohibit two-story renovations or new builds. This change allows for two-story renovations or new builds to have the structure limited to 35 feet or less in height. Architectural Review considerations in review of two-story requests shall include but not be limited to the design itself, materials used, size of lot, location of the lot in the community, and situation of the structure on the lot.	
November 11, 2024	St. Augustine Turf Grasses -all Types Allowed	St. Augustine Turf – Recognizing the multiple additional varieties of St. Augustine turf grass that have been developed for ease of care and disease resistance since the original wording, this update simplified the wording by indicating that all St. Augustine turf types were allowed. The reference to Bahia being allowed in back yards – out of view (only) remained unchanged.	ARTICLE IV.A.3
November 11, 2024	Artificial Turf Constraints	Artificial Turf – this addition was inserted to specify that this type of turf was only allowable if out of sight, enclosed in back yard fencing, with no visibility from the street or from any neighbor. Artificial turf requests that meet this constraint will be reviewed for quality of material, method of installation, applicable standards and quality of installation and maintenance.	ARTICLE IV.A.3
November 11, 2024	Organic Mulches only	This clarification for allowed and unallowed mulching treatments was made to emphasize that only organic mulches are allowed; rock mulch has always been prohibited. The updated wording clarifies that NO rock materials are allowed, regardless of shape, size, color or style. The prohibition against rubber mulch remains unchanged – no rubber mulch in beds.	Association Exhibit "C"
November 11, 2024	No longer allowed mulch types	The mulch types were updated to remove the options for melaluca and eucalyptus. Only pine bark nuggets, pine needles, leaves or clippings are permissible as mulch.	Association Exhibit "C"
November 11, 2024	Wood Fence Options include Shadow Box and Board on Board	Where an earlier update had reverted to the original guidelines allowing only shadow box style wood fencing, this most recent update restored the prior option for board on board, based on the volume of Estate Homes with board on board already in use.	ARTICLE IV.E.1 & IV.E. 2
November 11, 2024	Wood Fence Replacements	For homes with existing wood fencing beyond repair and requiring replacement, the same type of wood fencing as was previously used is allowed.	ARTICLE IV.E.1 & IV.E. 2
November 11, 2024	Aluminum Picket Fencing	For homes on Woodgreen with no fencing, new fences must be aluminum picket only.	ARTICLE IV.E.1 & IV.E. 2
November 11, 2024	4' Aluminum Picket Fencing in setback on lakefronts	All lakefront properties have a 50-foot setback from the normal high-water line, within which, aluminum picket fencing must drop to 4' in height, although outside of the 50-foot setback, 5' is allowed. This update brought the guidelines into compliance with the county's most current code requirements.	ARTICLE IV.E.1 & IV.E. 2
November 11, 2024	Apply consistent fencing set-back	Lakefront properties have always been required to use	ARTICLE IV.E.1 &

	to all lakefront lots.	aluminum picket fencing (only) in backyards. Prior to this update, however, only those lakefront lots on Sparkling Lake were identified as having NO setback requirements for their fencing, while those on Crystal View and Shore Line had an imposed 20' setback. After confirming with Orange County, together with researching the Orange Tree Master Maintenance Inc., and Orange Tree Estate Homes (Section One), Inc. covenants to confirm that there were no restrictions related to set-backs for fencing location, this guideline was updated to apply the same location criteria to Crystal View and Shore Line properties as had already existed for Sparkling Lake. This updated guideline provides a consistent policy for all lakefront properties.	IV.E. 2
March 13, 2024	Shadow Box Wood Fencing Only	New fences are required to be shadow box, based on research indicating that shadow box better withstands storm and hurricane winds, in addition to providing some additional attractiveness because of its dimensionality. (Please note that this was overridden by the updates made on 11/11/2024)	ARTICLE IV.E.1 & IV.E. 2
February 14, 2024	Solar Panel Update REF: Florida Statute 163.04	Solar Panel Update REF: Florida Statute 163.04	ARTICLE III, EE
April 12, 2023	Tree Policy Adoption	Adoption of an extensive tree policy was made to the AR Guidelines which included required replacement for removed trees, and encouragement to adopt canopy trees throughout the neighborhood. A requirement was inserted for use of an unbiased (not associated with tree removal services) arborist to determine if a particular tree was diseased prior to recommending removal.	EXHIBIT F
April 12, 2023	Tree Policy / Landscape Materials Update	In addition to the adoption of an extensive tree policy, the Landscape Materials section was updated to reflect allowable and prohibited trees and plantings.	EXHIBIT C
February 8, 2023	Aluminum Picket Fencing approved for all EH homes	Aluminum Picket Fencing was approved for all EH homes, updating the prior policy that restricted use of aluminum picket fencing for golf course and lakefront properties only. Puppy Pickets are an included option for those wishing to contain pets, and use of natural shrubs and plantings are addressed for privacy.	ARTICLE IV.E.1 & IV.E. 2
October 12, 2022	Metal Roofing approved if shingle appearance	To update the allowable roof materials to reflect technology changes and improvements, shingle roofing in metal was adopted into the guidelines.	ARTICLE III, AA
May 11, 2021	Wood Fence Color Sherwin Williams Java SW 6090	Due to the prior original paint company having gone out of business several years prior, resulting in alternate paint companies no longer able to match the original color, there was significant inconsistency in wood fence paint colors. This update requires use of Sherin Williams brand only, SW 6090 Java.	ARTICLE III, E and Exhibits A-1 and B
April 14, 2021	New House Color Book	To modernize the former paint color selections, and to provide an easy reference for which trim colors are compatible with house colors, a new color book with over 50 options in modern earthtones was assembled. Selection of one of the many color schemes expedites the approval process for owners.	ARTICLE III, E1, E2, J and U