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ISLANDWALK AT THE WEST VILLAGES
ARCHITECTURAL CONTROL COMMITTEE (ACC)
REVIEW GUIDELINES

The Purpose of these Architectural Review Guidelines is to allow the flexibility for individual identity while assuring the aesthetic integrity and uniform harmony for the entire community. These basic guidelines provide the framework for an Architectural Control Committee (ACC) review of an application but do not guarantee an "approval". The authority for these guidelines is in accordance with prevailing Florida Laws, Ordinances, IslandWalk at the West Villages Governing Documents, including the implied powers within IslandWalk at the West Villages Declarations. All ACC applications will be reviewed on an individual basis using these guidelines. No exterior changes may occur prior to written approval from the ACC.

The application process begins by contacting the Homeowners Association (HOA) for a copy of the **ARCHITECTURAL CHANGE FORM,** or locate on the web at www.islandwalkwestvillages.com **Resident Documents, Community Documents**. The owner will submit this form for all proposed additions, changes or modifications, etc., **along with a lot survey** marked to show the location of the proposed addition, change or modification. Additional information such as product specification sheets, floor plans, exterior elevations (all views), site plans (showing application setbacks, dimensions from property lines to proposed structures, etc), should also be included when appropriate. In addition, submissions should include pictures of proposed items, proposed colors, and patterns, materials and all additional information necessary for the ACC to make an informed decision. **If all required information is not received with the submitted Architectural Change Form application, the committee will automatically reject the application until all requested information is received.**

Guidelines are as follows:

Antennae:

Homeowner must make every reasonable effort to comply with the following:

1. Satellite dish antennae must not exceed one meter in diameter (FCC regulations). Satellite dishes may not be mounted on the zero-lot easement side of a home. They must be installed at ground level and properly concealed from view and landscaped. Ground mounted satellite dishes should not exceed 48 inches above ground as

measured to the highest point of the ground mounted dish. Exceptions will be made on a case by case basis in the event homeowner cannot obtain adequate signal reception with a ground mounted satellite dish.

2. If the homeowner cannot comply with this policy, it is the responsibility of the homeowner to provide the evidence that compliance is not achievable without a degradation of reception. Evidence must be in the form of a written document from an authorized installer of satellite equipment.

Awnings:

1. Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding a storm event according to building code standards. *See the definition of "storm event" later under "Hurricane and Storm Shutters".* The frame may be bronze or white and no more than two colors on the canvas which compliment the home.

2. Awnings of any type are not permitted on the front of a home nor on the side windows.

Driveways, Entry Walkways and Spigot Paver Pads:

1. Driveways cannot be expanded in width beyond the garage foundation.

2. Entry walkways adjacent to the home and garage cannot exceed the foundation of either.

3. Expanding entry walkways at the junction with the driveway cannot be wider than fifteen (15) feet measured from the garage foundation closest to the sidewalk.

4. Pavers must match, or near match. If neither is available, then all pavers must be blended within the original paver areas.

5. Driveway stains or surface coatings are not permitted, unless such stains are clear. ACC approval is not needed to clear coat.

6. Homeowners may not change the actual driveway surface from what the developer installed.

7. Retractable garage door screening is not permitted.

Exterior Decorations:

1. Any Owner may temporarily display "appropriate" and "respectful" exterior seasonal decorations from November 20 through January 10 only. Any such seasonal decorations shall be located solely within association maintained front and rear mulched areas, front door, and directly below the garage exterior lights.

2. Seasonal lighting may not be installed on any tree, palm, or shrub in common areas. At the applicant's sole risk, lighting placed on trees, palms, shrubs, or in those areas which are maintained by the association (lots) are subject to damage by maintenance personnel, and the association will accept **no** liability for any such damage.

3. Conditional approval without the need to submit an ACC application, for up to six outdoor decorations total, front and back, not exceeding 36"X 36"X36" each and meeting the following requirements is granted for homes.

    a. Decorations attached to a wall may not extend more than 6" in depth. No names or numbers other than the homeowners name and address may appear on the decorations.

    b. Decorations other than temporary holiday lighting may not be illuminated.

    c. Conditional approval may be revoked based on complaints from a homeowner or the association if the decorations are deemed offensive or aesthetically non-conforming to the neighborhood in the sole discretion of the association.

4. Decorations not meeting the above requirements may be approved following submission of an application. Any homeowner desiring assurance prior to installing a decoration may file an application.

Exterior Lighting (non-holiday)

1. Lanai lighting is considered exterior lighting.

2. Garage sconces lighting must be clear/white.

3. Outdoor fans with lights, when placed in locations wired by the builder do not require ACC approval.

4. Exterior lighting placed within covered lanais that are not flashing, not multi-colored, not generally visible to next door neighbors, and not above wattage generally used on interior home lights do not require ACC approval

5. Exterior lighting in screened areas of lanais, in screens, around screen doors, and outside lanais around the base of shrubs and trees require ACC approval. Generally, approval will not be granted for multicolored lights, strobe or flashing lights, or lighting brighter than that used on builder installed exterior garage lights and front door entryway lights.

6. Any other exterior lighting that is flashing, multi-colored, above wattage used on builder installed garage lights and front door entryways, or generally visible to neighboring homes will not be permitted.

Fences:

1. Fences are not permitted.

Flags, Flagpole or Bracket for Flag:

1. Flags. Any Owner may display one official, unaltered, portable, removable United States flag and one official unaltered, portable, removable flag of the State of Florida, or the United States Army, Navy, Air Force, Marine Corps, Coast Guard or a POW-MIA flag. Any such flags shall be displayed in a respectful manner and be no larger than 4 1/2 feet by 6 feet. No more than two (2) of the enumerated flags shall be displayed at one time, provided however that one of the flags being displayed is an official, unaltered United States flag and further provided that any additional flag being displayed must be equal in size or smaller than the United States flag. (See: sec. 720.304(2)(a)). Display of Flag: In all matters related to flags and related accessories, the Owner shall contact the HOA and ACC Committee for latest instructions and requirements from local, state and Federal government prior to display.

2. Flagpole. Any Owner may erect a freestanding flagpole no greater than twenty (20) feet in height, if the flagpole does not obstruct sightlines at intersections and is <u>not erected within or on an easement</u> in accordance with Florida Statute, however, subject to all building codes, zoning setbacks and other applicable governmental regulations. The Owner is required to adhere to the requirements per Florida Statute, and the Owner will be subject to any and all remedial actions allowed by the City of North Port, and the governing documents of IslandWalk at the West Villages, and any associated monetary costs.

3. Cement based flag poles require City of North Port permit prior to installation.

4. Black or Bronze flag pole brackets/holders capable of holding a ¾ inch dowel and mounted to the home on either side of the garage opening have been approved.

Front Entry and Screening:

1. Front entry or front door screening will be approved on a case-by-case basis.

2. Front entry aluminum must be the same color as the windows. Either bronze or white.

3. Screening must be charcoal.

4. No screening is allowed on the front porch or balcony of a Carlyle or Cayman model.

5. Retractable garage door screening is not permitted.

6. Garage doors may not be left open unless you are actively working on the lot and using the garage for access.

Garage Sconces:

1. Garage sconces must be similar to original, i.e. black; height 18-24”; width 6-10”; depth 8-12”; clear with no color; smooth; textured; seeded glass sides; metal; 1 clear/white bulb per fixture; sufficient light to illuminate driveway re safety; bulb not to exceed 75 watts incandescent, or its equivalent. Include example and specifications of the lighting fixture including the wattage of the bulbs.

2. Carriage style not required.

Garage Split A/C Conditioners:

1. The air conditioning unit must be mounted on a hurricane rated pad.

2. Exterior, elevated wall mount units are not allowed.

3. Equipment must be blocked from street view using landscaping material.

4. City of North Port requires permits before installation.

Generators and Propane Tanks (Permanent Installation):

1. The generator unit must be mounted on a hurricane rated pad.

2. Installation must be along the side of the home and not to the front or rear.

3. The equipment cannot encroach on an easement.

4. Except for a very limited exception, all propane tanks must be buried.

5. The propane tank fill cap must be within a mulch area.

6. Equipment must be blocked from street view using landscaping material.

7. City of North Port requires permits before installation.

8. Gas grille 25 pound style propane tanks are exempt from burial requirements. However, they cannot be permanently installed.

Hurricane and Storm Shutters:

1. Permanently installed brackets for hurricane shutters are to be painted a color to match the body of the structure.

2. For any hurricane shutter system which requires a center bar, the center bar may not be permanently installed and must be removed along with the storm shutters after the storm event.

3. If approved for use by the HOA, exterior shutters may only be closed during a storm event or when a storm event is imminent. A “storm event” is defined as a meteorological event in which winds in excess of fifty (50) mph and rainfall has occurred, or is expected to occur, within ten (10) days. Shutters must be taken down within ten (10) days after a “storm event”.

4. White accordion shutters are permitted.

5. Enclosures that have been approved by the ACC, that are not made of completely opaque material, and that are designed to screen for privacy, rain, wind and/or shade, such as, for example and not as an exclusive, “Storm Smart” shutters may be opened and closed at the homeowner’s discretion within the lanai and will not be considered hurricane shutters subject to the ten (10) day limitation.

Landscaping and Lighting:

1. Landscaping additions, deletions, and revisions shall be permitted on a case by case basis.

2. Large scale and extensive stone or marble chip ground cover is not permitted in yards. Border edging cannot consist of gravel, rocks or other “loose” material other than association approved mulch.

3. A request for additional landscaping to be placed in the areas maintained by the HOA will contain a condition that the additional landscaping be solely maintained by the homeowner and not the HOA. The association will not be responsible for any damage to these items.

4. Prohibited plant species include: any and all species prohibited by Sarasota County and the City of North Port as amended from time to time. Additional species may be prohibited based on size, appearance or maintenance requirements.

5. Landscape lighting must be low voltage (12-15 volts) and mounted within planting beds to allow the applicant to readily maintain the lights. All wiring not in a mulch bed should be buried six (6) inches to protect it from mowers and trimming/edging equipment.

6. Only live plants are permissible on the exterior of the home.

7. The maximum number of decorations per lot is six (6).

8. The replacement of existing landscaping in kind and similar in size and the installation or replacement of annuals or small plants will not require ACC approval.

9. All installations of border edging separating mulched and mowed areas shall be made only after application to and approval by the ACC. Care should be taken to ensure that drainage issues are not created and that the border is in general harmony with the home and landscaped area. Any installation of borders shall be at the sole risk and responsibility of the Owner for maintenance and for any damage caused to or by the border, including, but not limited to, any damage to equipment used by the landscaping contractor. Loose materials, such as stones, are not allowed. Pavers and metal are the preferred materials for border edging. Cement borders and thinner bricks are reported to crack under the weight of the mowers, and other material can be damaged by the landscaper's edging equipment. All border edging must be embedded in the ground such that the top of the material remains at least 2" below the mowed grass height. The border edging must be installed either straight or with flowing curves – tight corners are not allowed. In areas between homes, sufficient room must be provided for landscaping equipment to maneuver.

Painting:

Single family homeowners must submit an ACC Change Form request to paint their home, whether same color SCHEME, or different paint SCHEME, to IslandWalk at the West Villages HOA using the homeowner's choices from the ACC approved color SCHEMES, provided that the color selection is different from the neighbor to the immediate left and right of their home. Color schemes should not be altered by introducing other PALETTE colors. Work cannot proceed until after review and approval of the request by the ACC. *ACC Committee, effective August 10, 2021*

Attached Home painting (NOT INCLUDING QUADS) must be done with the original paint code, or last paint code used for the Attached Home Building, and changing the color from the adjoining Attached Home is forbidden without the adjoining Owner's permission, and approval by the ACC. If the Owners cannot agree on the need to repaint the Attached Home building or, having agreed on the need to repaint, cannot agree on the color selected, each Owner shall choose a member of the Board to act as their arbiter. The Board members so chosen shall agree upon and choose a third Board member to act as an additional arbiter. *Article II, Description of IslandWalk at the West Villages, Section 8, Covenants Regarding Attached Homes*

Quads. The association may, if the Board so determines, paint the exterior surface of the walls, doors, and window frames of the Homes within Quads. *Article VIII, Section 1(F)*

Lanai Walls are structural walls of the Home, they are considered exterior, and they must be the same color as the rest of Home "body" color. *Article IX, Use Restrictions, Section 7, Additions and Alterations*

a. Identify colors including paint, manufacturer, color name and color number, and scheme name from the approved ACC color SCHEMES.

b. Elevation of structure area to be painted (elevation survey) identifying the location(s) of each paint color. If submitting using a photo, notate Body color x, trim bands color y, door color z, etc.

c. Downspouts must be the same color as the soffits and gutters.

Patios:

1. Flat concrete work may be approved on a case by case basis.

2. A One Thousand Dollar ($1000.00) debris and damage deposit for common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refunded when all roadways and landscaping are restored to the original state.

3. All patios must comply with setback requirements for unit.

4. The homeowner must provide a signed letter from an adjacent neighbor allowing encroachment into the neighbor's yard for supplies and heavy equipment.

5. Homeowner may ask permission from the Board of Directors to access association property for supplies and heavy equipment if neighbor permission not obtained.

Patio/Lanai Screen Enclosures:

1. Screen enclosures may not include kick plates. Screen must continue to deck.

2 Exterior aluminum may be bronze or white color.

3. All screen applications must be accompanied with site plan & elevations. Screen wall height must match dwelling unit height. Roof must be mansard style, and in some cases hip style.

4. A One Thousand Dollar ($1,000.00) debris and damage deposit for common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all roadways and landscaping are restored to their original state.

5. The homeowner must provide a signed letter from an adjacent neighbor allowing encroachment into the neighbor's yard for supplies and heavy equipment.

6. Homeowner may ask permission from the Board of Directors to access association property for supplies and heavy equipment if neighbor permission not obtained.

Pools and Spas:

1. Pools & spas are permitted on a case by case basis. No above ground pools are permitted.

2. Portable (above ground) hot tubs are permitted, but must be placed within a screen enclosure or covered lanai.

3. A request to install a pool which includes a heat pump or other pool equipment which is located outside of a screened enclosure may contain an additional condition that additional landscaping be placed around the heat pump or pool equipment, such as; hibiscus, viburnum or similar hedge material. All pool heaters are to vent away from the home and/or toward the lake. Pool equipment may not be located in the zero-lot line easement of a home.

4. A One Thousand Dollar ($1,000.00) debris and damage deposit for common area damage will be required from any party installing a pool or doing any concrete work. The deposit is refundable when all roadways and landscaping are restored to their original state.

5. The homeowner must provide a signed letter from an adjacent neighbor allowing encroachment into the neighbor's yard for supplies and heavy equipment.

6. Homeowner may ask permission from the Board of Directors to access association property for supplies and heavy equipment if neighbor permission not obtained.

Solar Heating and Cooling:

1. With respect to the installation of a solar heating/cooling on the roof, all frame work for the panels must match the color of the roof tiles and the piping must be painted to match the surface to which it is attached, namely, the roof, the soffit or wall.

2. Any owner who installs a solar panel is advised that his roof warranty may be voided or adversely affected as a result of the installation of solar panels on the roof.

3. Solar panels may not be installed on the front elevation of the home.

Window Treatments:

1. All draperies, curtains, shades, or other window coverings installed in a home, and which are visible from the exterior of the home, shall have a white color backing, unless otherwise approved in writing by the ACC.

2. Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Llumar N-1020 and 3 M NV-25 have been approved. In addition, other tinting with maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance have been approved.

3. Highly reflective, dark or mirror-like tinting will not be approved.

4. Tinting must be consistently applied on any one side of home.

Miscellaneous:

1. The homeowner is responsible for all maintenance and repairs of all homeowner installed improvements, i.e. awnings, landscape, screen enclosures, etc.

2. Hose hangers are permitted if screened from street view by landscaping materials.

3. Wood doors are permitted if the glass is clear; smooth; textured; or seeded and no color.

4. No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be carried on in or about IslandWalk at the West Villages.

***The association has the authority to inspect all projects including modifications to the grading and or elevation changes created by the homeowner's construction, all associated inspection fees shall be paid for by the homeowner. The homeowner is responsible to restore the grade to its original condition at the homeowner's expense.**