AVALON WOODS

LAKEWOOD RANCH™

A NEW NEIGHBORHOOD
IN LAKEWOOD RANCH, FLORIDA

Design Guidelines

Updated: September 10, 2022

Avalon Woods Supplemental Design Guidelines

Introduction

Avalon Woods is being developed to create a place that fits into the past, present and future of Lakewood Ranch. The intent of this Guideline, as well as the existence of the design review process, is to provide the guidelines required for maintaining the essence of Avalon Woods.

The Guideline is to provide a quick visual reference to some of the key elements and to demonstrate best practices that support the overarching goal of promoting more compact and complete communities.

Architectural Design Standards is the responsibility of the Avalon Woods Architectural Review Committee (ARC). Variances from these Standards may be granted by the ARC based on design merit solely at the discretion of the ARC. The approval of a variance to the design guideless shall not establish a precedent for other buildings and site conditions.

Adhering to these Guidelines in conjunction with the Avalon Woods at Lakewood Ranch Declaration of Covenants and Restrictions is beneficial for all involved as they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes.

Design and Review Process

A Homeowner who wishes to make modifications to the exterior of their home and/or lot shall apply for written approval for such change or modification prior to beginning the project. The application and supporting documentation shall be submitted to the Homeowners Association management company. All improvements on a lot shall not encroach on the neighboring property or common area property. All requests require the submission of a copy of the owner's lot survey showing the seal of the surveyor and the location of the proposed modification(s) marked on the survey. Incomplete applications will be "rejected" and shall not be considered until resubmitted with the necessary information.

Approvals do not negate the owner's responsibility to comply with all terms and conditions of any municipal permit or existing codes required for the project. The owner is responsible for investigating and following municipal requirements and obtaining permits.

General Recommendations and Best Practices

Improper Examples Below

RECOMMENDATIONS

Provide appropriate vertical clearance between exterior openings and eaves

Openings and clearances



RECOMMENDATIONS

Ensure design consistency, with a defined palette of finishes, materials and architectural detailing.

Design Consistency



RECOMMENDATIONS

Design a proper transition between building materials and provide termination details for exterior veneer surfaces.

Material Transitions



RECOMMENDATIONS

If decorative shutters are used, ensure that sufficient space is provided between adjacent openings. Shutter widths should be sized according to the ½ width of the windows.

Decorative Shutters



STANDARDS

Accessory Structure Design & Placement - All Accessory Structures shall be comparable material, color and embellishment to the principal structure. All awnings, Sun trellises and structures must be submitted for approval. Only rear yard installations will be considered.

Gutters and Downspouts – Downspout locations should be carefully planned to work with the architecture. The location of downspouts on columns should be avoided.

Equipment – All equipment, including, but not limited to condensing units, pool equipment, satellite dishes, irrigation controllers and solar panes shall be located in such a way that the equipment is not visible from adjacent streets. Hedges, low fence enclosures or other landscape means of screening is required.

Trash Receptacles – All trash receptacles shall be stored out of view of public spaces including streets (either in the garage or within an approved enclosure).

Color Provisions – The palette of materials and colors for any building or improvements will be governed like that of repeat house program which states there must be a minimum of two houses separating same home elevations and colors to avoid monotony. White houses may be adjacent.

Landscape - All plant materials in landscaped areas to be installed shall be Florida No. 1 grade or better according to the current "Grades and Standards for Nursery Plants," State of Florida, Department of Agriculture, Tallahassee. The numbers of plantings within the created landscaped areas shall conform to the Lakewood Ranch or municipality landscaping regulations.

Landscape borders – Borders around landscaping beds must be subtle and blend in with landscaping.

Landscape mulch – Mulch shall only be pine bark, pine nuggets, pine straw and Coco Brown mulch. Colored mulch such as black or red, rock, gravel, crushed brick or similar are not allowed as a mulch substitute.

Lawn Furnishings / Statues / Feeders – Decorative accessories are restricted to rear yard only including bird baths, bird feeders, bird houses, fountains, plaques, statues, and sun dials. When visible from the street or common area shall not exceed 36 inches in any dimension. Decorative items may not be placed down driveway perimeters or on utility boxes. Flowerpots or decorative pots may be placed in yard or entryway but cannot exceed four in number and not exceed 36 inches in any dimension. All other items are limited to one item. Statues may not be greater than four feet in height.

Flags – One flag per household will be allowed and may not be larger than 4 ½ feet by 6 feet. Flagpole may be mounted directly to the home with maximum length of 5 feet. Ground mounted flagpoles will not be permitted. U.S. flag must be flown in accordance with the requirements of the United States Flag Code.

Front Entry / Storm Doors – Screen enclosures and storm doors are not allowed for front entrances to home. Magnetic screen doors will not be permitted. An approved application is required for any changes to exterior doors, including color, or windows.

Holiday Decorations - Holiday displays along with traditional holiday lighting may be installed no earlier than thirty (30) days prior to the holiday and must be removed within two (2) weeks after the holiday.

Play Equipment – All recreation and play equipment, swing sets, jungle gyms, soccer goals, batting cages, bicycle racks or stands, sandboxes, trampolines, etc. must be located within the rear yard of the property and must be screened from public view with either fencing or landscaping. Basketball hoops and skateboard ramps may be used in the driveway but must be stored when not in use. Permanent basketball hoops will not be allowed.

Garages – No garages shall be enclosed or converted into a living area. No screening is allowed temporarily or permanently on garage door openings. Garage doors shall remain closed when the garage is not in use. Garage doors may not remain open overnight. Any changes require an architectural change application.

Driveways – Driveways and driveway aprons may not be changed in size or location and must be uniform and consistent. Driveways shall not be stained or colored.

Garden hoses – Garden hoses in the front of the residence will be coiled neatly and contained within a box or on a hanger. Garden hoses will not be left out uncoiled in the yard or must be obscured from the street view.

Lighting – Exterior light fixtures viewed from the streets will be of style, size and material that is appropriate to the home's architectural character. Path lighting may not exceed 30 inches. Low-voltage landscape or garden lighting should be used sparingly. Such lighting must be installed in planting / mulch beds and should be incorporated into the landscape to provide a softly lit nighttime landscape. Lights placed in a row along driveways are not acceptable. The distance between lights is preferable at least five (5) feet apart and should not exceed twelve (12) inches in height. All fixtures must be of the same general style and finish. All conduit and wiring should be buried and out of sight.

Fencing –

Front Yard fencing - Front yard fences at Avalon Woods may be vinyl or metal pickets. Fencing shall not exceed four (4) feet in height when located within frontage or adjacent to public right-of-way (corner lots). Landscaping must be provided in front of fencing where a fence is adjacent to public right-of-way.

Rear Yard fences - Fencing shall not exceed six (6) feet in height (white vinyl and black aluminum accepted). Must be set back a minimum of 10 feet behind the front door or 20 feet behind the front property line, whichever is greater.

Whenever a fence, wall, or gate by nature of its construction and materials has a "good side," the good side shall face outward from the property towards the adjacent street, alley or neighboring property. Any exposed framing, braces, support material, etc. shall face inward to the property.

Privacy fencing will require buffer landscaping along the fence where it is in public view.

Following are the general setbacks; specific streets or lots may have differing setbacks which have priority over the general setbacks:

- 6 inches to 2 feet from the property line. Landscaping is required in front of the fence area facing street or corner.

The "side" section

- Side yards adjoining a side street or alley: 2 feet from the property line. Landscaping is required in front of the fence.

Side yards which adjoin another residential property:

- IF fencing does not adjoin to another residential fence, three feet must be maintained between the fences to allow maintenance and mowing between fences.

Fence step down option for homes on preserve (not required).



Not permitted: Chain link, cement block walls, rough-hewn split rail, barbed wire (or similar) materials.
Fencing Exhibit:

Front Yard fences (most commonly a picket fence or a low wall)
Traditional picket fence style – not to exceed 4 feet in height
(vinyl and black aluminum accepted)

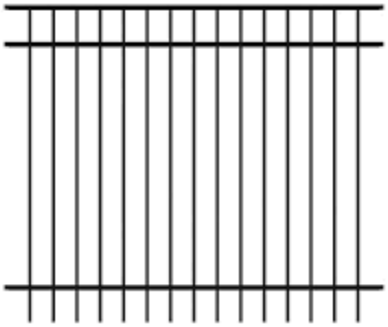




Rear yard fencing:
Fencing shall not exceed six (6) feet in height when adjacent to public right-of-way (corner lots). (white vinyl and black aluminum accepted)

Standard fencing examples





Privacy fencing examples

Note: Invisible dog fences, dog runs and kennels are prohibited.

