

# ARCHITECTURAL DESIGN GUIDELINES

## EASTWOODCOMMUNITYASSOCIATION

### A HANDBOOK FOR EASTWOOD AND PRESERVE HOMEOWNERS

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This revision supersedes all other versions of this document



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**THESE GUIDELINES ARE SECONDARY TO AND SUPPLEMENT THE DECLARATION OF COVENANTS AND RESTRICTIONS ("C & R's") FOR ADDITIONAL INFORMATION ABOUT ACCEPTED MODIFICATIONS TO YOUR HOME, CONSULT THE ARCHITECTURAL REVIEW POLICY.**

**Contents**

- 1.0 PURPOSE OF THE HANDBOOK..... 1
  - 1.1. Purpose..... 1
  - 1.2. Scope ..... 1
  - 1.3. Use:..... 1
- 2.0 BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS ..... 2
  - 2.1. Legal Basis ..... 2
  - 2.2. Objectives:..... 2
  - 2.3. Enforcement..... 2
- 3.0 ROLE OF THE MODIFICATIONS COMMITTEE ..... 3
  - 3.1. Membership ..... 3
  - 3.2. Responsibilities of the Association ..... 3
  - 3.3. Responsibilities of the Modifications Committee..... 3
- 4.0 ROLE OF NEIGHBORHOODS..... 4
  - 4.1. Background..... 4
  - 4.2. Responsibilities ..... 4
  - 4.3. Role..... 4
  - 4.4. Design Standards ..... 5
- 5.0 ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE MODIFICATIONS COMMITTEE ..... 6
  - 5.1. Scope: ..... 6
  - 5.2. Exceptions to Scope:..... 6
  - 5.3. Certificate of Compliance..... 6
- 6.0 DESIGN REVIEW CRITERIA ..... 7
  - 6.1. Rational:..... 7
  - 6.2. Criteria:..... 7
  - 6.3. Effect..... 8
- 7.0 APPLICATION AND REVIEW PROCEDURES..... 9
  - 7.1. APPLICATION FORMAT ..... 9
  - 7.2. SUPPORTING DOCUMENTS ..... 9
  - 7.3. APPLICATION SUBMITTAL..... 9
  - 7.4. SEQUENCE AND TIME FRAME FOR COMPLETION OF THE REVIEW ... 9

7.5. NOTICE OF APPROVAL/DISAPPROVAL .....	10
7.6. RECONSIDERATION PROCEDURE .....	10
8.0 VIOLATIONS AND ENFORCEMENT .....	11
8.1. Violations.....	11
8.2. Legal Remedies.....	11
8.3. Other Remedies:.....	11
9.0 DESIGN GUIDELINES .....	12
9.1. Air Conditioning Units. ....	12
9.2. Antennas:.....	12
9.3. Attic Ventilators.....	12
9.4. Awnings .....	12
9.5. Chimneys and Metal Flues: .....	12
9.6. Compost Bins:.....	13
9.7. Decks and Gazebos:.....	14
9.8. Dog Houses and Dog Runs.....	15
9.9. Driveways .....	16
9.10. Exterior Decorative Objects: .....	17
9.11. Exterior House Numbers:.....	18
9.12. Lighting:.....	18
9.13. Path Lights.....	20
9.14. Exterior Painting.....	20
9.15. Fences .....	21
9.16. Flagpoles: .....	26
9.17. Garages: .....	27
9.18. Greenhouses: .....	28
9.19. Grills (Permanent) .....	28
9.20. Hot Tubs/Spas .....	29
9.21. In-Ground Sprinkler Systems .....	29
9.22. Landscaping.....	30
9.23. Patios: .....	30
9.24. Recreation and Play Equipment .....	31
9.25. Roofs: .....	31
9.26. Screened Porches.....	32
9.27. Security Bars .....	32

9.28. Sidewalks and Pathways .....	32
9.29. Signs .....	33
9.30. Skylights: .....	33
9.31. Storage Sheds.....	34
9.32. Storm/Screen Doors, Windows, and Shutters .....	35
9.33. Swimming Pools.....	37
9.34. Tree Disturbance .....	37
9.35. Vegetation Removal .....	37
9.36. Remedy for Unauthorized Removal of Trees or Vegetation.....	38
9.37. Vehicle/Derelict/Recreational.....	39
APPENDIX I — ARCHITECTURAL REVIEW APPLICATIONS.....	40
APPENDIX II — SETBACKS.....	57
APPENDIX III — WOOD, VINYL AND ORNAMENTAL FENCING SPECIFICATIONS .....	60
APPENDIX IV — GENERAL LANDSCAPE REQUIREMENTS.....	71
APPENDIX V — Planting Materials.....	75
1.1 Street Trees.....	72
1.2 Primary Canopy Trees.....	73
1.3 Flowering Trees.....	73
1.4 Accent Trees and Specimen Shrubs/Palms.....	74
1.5 Evergreen Shrubs and Hedges.....	75
1.6 Deciduous Flowering Shrubs.....	76
1.7 Ornamental Grasses.....	76
1.8 Low Shrubs .....	77
1.9 Ground Covers and Vines .....	79
APPENDIX VI — SPECIFICATIONS FOR RETAINING WALLS ON LAKE #50 IN NORTHWOOD.....	80
APPENDIX VII — SPECIFICATIONS FOR MAILBOXES.....	81
APPENDIX VIII — SPECIFICATIONS FOR TURNBERRY POINTE ROOFING AND PAINT COLORS.....	82

## **1.0 PURPOSE OF THE HANDBOOK**

### **1.1. Purpose:**

The primary purpose of this handbook is to familiarize homeowners of Eastwood and The Preserve at Eastwood with the objectives, scope and application of design standards and guidelines that are intended and will be employed to maintain the aesthetic appearance and environmental quality of the Eastwood and Preserve communities.

### **1.2. Scope:**

The handbook enumerates specific design standards and guidelines that have been adopted by the Modifications Committee and the Eastwood Community Association's governing Board of Directors. It also explains the application and review process that must be adhered to by homeowners seeking approval for any exterior modifications or changes to their homes or lots that are subject to approval by the Association.

### **1.3. Use:**

This handbook will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Modifications Committee. All homeowners are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

## **2.0 BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS**

### **2.1. Legal Basis:**

The legal documents for the Eastwood Community Association contain covenants, including those pertaining to design standards. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, regardless of whether or not these owners are familiar with such covenants.

### **2.2. Objectives:**

The primary purpose of design covenants is to maintain environmental and architectural design standards for the entire community. The promulgation and enforcement of design standards is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community,
- Promote harmonious architectural and environmental design qualities and features, and
- Promote and enhance the visual and aesthetic appearance of the community.

### **2.3. Enforcement:**

The enforcement of design standards not only enhances the appearance of a community but also protects and preserves property values. Homeowners who reside in association communities that enforce design covenants are protected from actions of neighbors that may detract from the physical appearance of the community and, in some cases, diminish property values.

## 3.0 ROLE OF THE MODIFICATIONS COMMITTEE

### 3.1. **Membership:**

All homeowners at Eastwood are automatically members of the Eastwood Community Association. The Association is a Florida not-for-profit corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community.

### 3.2. **Responsibilities of the Association:**

The Association is also responsible for the administration and enforcement of all covenants that are applicable to property owners, including design standards and restrictions. The Declaration for the Eastwood Community Association (Article VI) provides that responsibility for the enforcement of design standards shall be exercised through a Modifications Committee, the members of which shall be appointed by the Board of Directors of the Eastwood Community Association.

### 3.3. **Responsibilities of the Modifications Committee:**

The primary responsibility of the Modifications Committee is very broadly defined in Article VI of the Declaration:

"The Association shall have a Modifications Committee ("MC") which shall consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The MC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to Lots, existing Dwelling Units or structures containing Dwelling Units and the open space, if any, appurtenant to such Dwelling Units, except for structures on the Commercial Acres."

There may be overlapping membership for the Board of Directors and the Modifications Committee.

The Modifications Committee shall be responsible for enforcing the Association's approved Design Guidelines with respect to exterior modifications to homes and lots proposed by lot owners. The Committee shall review and approve (or disapprove) applications submitted by lot owners for visible exterior additions, alterations or modifications to a home or lot. **The Committee's review process shall be governed by these Design Guidelines enacted by the Association's Board of Directors.**

## 4.0 ROLE OF NEIGHBORHOODS

### 4.1. Background:

The Eastwood Community Association's governing documents allow a neighborhood to have a Neighborhood Committee. Additionally, many communities had formed Architectural Review Committees to review and recommend applications to the Modifications Committee.

### 4.2. Responsibilities:

The primary responsibility of the Neighborhood Committee is defined in Article III, Section 3, Subsection (b) of the Declaration:

(b) Neighborhood. A Neighborhood is a separately designated, developed residential area comprised of similar types of housing which initially or by amendment are made subject to this Declaration;

### 4.3. Role:

The role of the Neighborhood Committee, Neighborhood Architectural Review Committee (if one exists) or the Neighborhood Association (Turnberry Pointe) will be to receive and review architectural review requests.

4.3.1. By agreement with the Eastwood Community Association's Modifications Committee, if a controlling neighborhood entity does not wish to receive and review architectural review requests, such requests will be forwarded directly to the Eastwood Community Association Modification Committee. The neighborhood entities, whether they are a Neighborhood Association, Neighborhood Committee or an Architecture Review Committee, shall notify all residents of that neighborhood of the proper method of submitting an Architectural Review Application.

4.3.2. The neighbor entity will review the architectural review requests for completeness, clarity, understanding and readability/reproducibility. The local entity reviewing the application will determine if a pre- or post- construction walk-through is required and if so may perform the walk-through(s).

4.3.3. The neighbor entity will be supplied with a detailed "Reviewer's Guidelines" document to help them accomplish this task. The neighborhood entity will not make the final determination on the acceptability of the Architectural Review application. The Eastwood Community Association Modifications Committee will make that determination.

4.3.4. After the neighborhood entity determines that the application is ready for review by the Modifications Committee, it will be forwarded per the process outlined in Section 8.0.

#### 4.4. **Design Standards:**

##### 4.4.1. Applicability:

The design standards and guidelines detailed in this handbook shall be applicable to all single-family residential lots in the Eastwood Community. In addition, supplemental design standards and guidelines that are specific to each individual residential neighborhood may be developed, as necessary and appropriate.

##### 4.4.2. Guidelines:

Neighborhood guidelines will address standards based on distinct features and characteristics of the living units, lots, and neighborhood environment for the individual neighborhoods.

## **5.0 ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE MODIFICATIONS COMMITTEE**

### **5.1. Scope:**

Essentially all changes to the exterior appearance of a building or lot, be they permanent or semi-permanent, are subject to review and approval by the Modifications Committee. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes such minor items as changes in color and materials. Approval is also required when an existing item is to be removed.

### **5.2. Exceptions to Scope:**

There are a number of exceptions to this otherwise inclusive review requirement.

- 5.2.1. Building exteriors may be repainted or re-stained provided that there is no color change from the original. Similarly, exterior building components may be repaired or replaced as long as there is no change in the type of material and color.
- 5.2.2. Minor landscape modifications will also not require an application. This includes single specimen plantings, annuals and accepted mulch bed edging (see section on Landscaping). In general, landscape modifications of a small scale which do not materially alter the appearance of the lot, involve a change in topography or grade and which are not of sufficient scale to constitute a natural structure will be exempt from the design review process.
- 5.2.3. The installation of sixteen (16) or fewer "path lights" will not require an application. The installation of seventeen (17) or more "path lights" will require an application. Subsequent installations of path lights that, when combined with the existing lights, exceed sixteen (16) lights shall require approval.

If there is any doubt as to whether or not a proposed exterior change is exempt from design review and approval, homeowners should first seek clarification from the Modifications Committee before proceeding with the modification.

### **5.3. Certificate of Compliance:**

The Architectural Review application will identify those projects requiring a final inspection (post construction review) and the need for issuance of a certificate of compliance.

## 6.0 DESIGN REVIEW CRITERIA

### 6.1. Rational:

There is an advantage to design standards and guidelines which provide definitive "do's and don'ts", with no reliance on subjective opinion. Such specificity provides clear guidance to homeowners as to whether contemplated improvements will be permitted. To the extent possible, specificity has been incorporated in the design standards. However, total specificity is neither possible nor desirable. The appropriateness and acceptability of modifications, particularly those of a major nature, may depend on a number of circumstances and factors that must be documented and evaluated on a case-by-case basis. A modification that is appropriate for one residence, lot size or location may be inappropriate in another situation.

### 6.2. Criteria:

The criteria listed below provide the basis for both the development of design guidelines and the evaluation of individual design proposals by the Modifications Committee.

- 6.2.1. Design Compatibility. The proposed modification should match the architectural characteristics of the applicant's house and be compatible with adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, and similar use of materials, color and construction details.
- 6.2.2. Scale. The scale of the proposed modification should relate to the size of the applicant's home, the location and size of the lot, adjoining homes and surroundings. This criterion applies to both structural and landscape modifications.
- 6.2.3. Impact on Neighborhood. The proposed modification should relate favorably to the landscape, the applicant's home, adjacent homes and the neighborhood. Consideration will be given to both visual and functional impacts on neighbors. Visual impact refers to the aesthetic appearance of the proposed modifications, which includes consideration of design quality, scale, location and architectural compatibility. Functional impact refers to such concerns as view, sunlight, ventilation and drainage. Examples of adverse functional impacts include structural additions that would cause a material loss of sunlight or ventilation to a neighboring dwelling, and an alteration in topography that would change natural drainage patterns to the detriment of a neighboring property.
- 6.2.4. Color and Materials. Continuity or compatibility of color and finishing materials with the original construction and surrounding dwellings will be a specific consideration in evaluating appropriateness of proposed modification.
- 6.2.5. Relationship to Environment. Proposed modifications should not have a negative impact on the natural environment. The removal of trees or other vegetation, grading and other topographical alterations will be assessed for

potential adverse impacts, such as material change in the rate and/or direction of storm water run-off and soil erosion.

### **6.3. Effect:**

The effect of all construction on neighboring properties and common areas will be considered in the planning and execution of all major projects. Construction such as pool installation, fence erection or other major structure erection will have a significant impact on your neighbors and the common areas near your property. As such, the following are required for all fence, pool, screen house, screen enclosure and any other major structural erection.

- 6.3.1. Notification of your neighbor is recommended and encouraged by the Modifications Committee and the Eastwood Community Association Board of Directors. To evaluate any adverse impact on your neighbors and common areas, the Modifications Committee may require a pre-construction review of the proposed project.
- 6.3.2. Common areas and/or right-of-way areas (sidewalk and the easement strip between the sidewalk and the roadway) are adjacent to all residences in Eastwood and the Preserve. This area must not be blocked during construction and any damage due to the homeowner's project must be repaired within one month of completion of that portion of the project creating the damage. If more than one month is required, this shall be brought to the attention of the Modifications Committee for approval of an extension.
- 6.3.3. Properties adjacent to your home that may be impacted adversely and in all instances where damage to lawn, landscaping or other property not of your own may occur, you must notify the affected party. Any trespass on an adjacent property must be approved by the owner of that property. Any damage to an adjacent property must be repaired to the adjacent property owner's satisfaction within two weeks of completion of that portion of the project creating the damage. If more than two weeks is required, this shall be brought to the attention of the Modifications Committee and the property owner affected. Approval of an extension is required by both the Modifications Committee and the affected property owner.
- 6.3.4. Any damage to lawn and landscaping on your property must be repaired within one month of completion of that portion of the project creating the damage or when no additional damage is expected. This includes the replacement of lawn and landscaping damaged by workman and machinery.
- 6.3.5. Any damage to adjacent properties, common areas or your own property not repaired and returned to its original condition as required above will be considered a violation of this document with enforcement provisions per Section 9.o applicable.

## 7.0 APPLICATION AND REVIEW PROCEDURES

Application and review procedures that will be used by the Modifications Committee are detailed below.

### 7.1. APPLICATION FORMAT

All applications for proposed modifications must be submitted in writing using the application form authorized by the Modifications Committee. A copy of the standard form (Appendix A, Exhibit 1) is included in this handbook. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies to be remedied in order to be considered for review.

### 7.2. SUPPORTING DOCUMENTS

7.2.1. The application must include a complete and accurate description of the proposed modification(s). In order to permit evaluation by the Modifications Committee, supporting exhibits will frequently be required.

Examples include:

- site plan showing the location and dimensions of the proposed modifications;
- architectural drawings or plans, as applicable;
- landscape plan; material and/or color samples, etc.

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

One (1) copy of all supporting documents must be submitted. A first generation copy is acceptable. All documents shall be legible. Faxed copies are acceptable. Do not submit originals as they will not be returned.

### 7.3. APPLICATION SUBMITTAL

All applications will be submitted to the onsite business office for date of receipt stamp.

**7.4. SEQUENCE AND TIME FRAME FOR COMPLETION OF THE REVIEW** The Modifications Committee is required to approve or disapprove any proposed modification within thirty (30) days after the receipt of a properly completed application. However, the thirty-day review period will only commence upon the receipt of a properly completed application form, including any required exhibits. It is therefore advisable for homeowners contemplating substantial modifications to first ensure that they are aware of all required supporting documentation prior to submitting an Architectural Review Application.

7.4.1. Routine processing typically includes the following steps.

- An application is submitted to the onsite business office.

- If the application is incomplete, the Property Manager will communicate with the applicant regarding the necessary additional application information.
- The Property Manager informs the applicant in writing of the Committee's decision.
- Approved projects must be completed within six (6) months of committee approval.
- Homeowners, who make modifications that were disapproved, or who make modifications without the prior approval of the Modifications Committee as appropriate, shall be subject to the Association's enforcement procedures.
- As a final step in the application process, the applicants for a fence or pool shall notify the Modifications Committee once construction is complete.
- The process is not complete until the inspection, when applicable, is performed.

Applicants may request the Modifications Committee reconsider disapproval decisions (see "Reconsideration Procedure" which follows).

#### **7.5. NOTICE OF APPROVAL/DISAPPROVAL**

Homeowners who have submitted Architectural Review Applications will be given written notice of the decision of the Modifications Committee.

#### **7.6. RECONSIDERATION PROCEDURE**

Homeowners who have submitted Architectural Review Applications may request that the Modifications Committee reconsider a denial or a stipulation of approval if the applicant believes that the Modifications Committee did not receive or may not have been aware of certain circumstances that may have resulted in a different decision.

A homeowner may request the Modifications Committee reconsider their application by submitting a written request to the Committee within ten (10) days after the date of an action by the Committee. This request should include any new or additional information that might clarify the requested change or demonstrate its acceptability. The Modifications Committee is not obligated to hear a "reconsideration request" if they judge that, after reviewing the newly submitted information, their previous decision would not change.

The Modifications Committee must respond, in writing, to a request for reconsideration within thirty (30) days from the date of receipt of such request by the Committee. However, a failure to respond within thirty (30) days shall not be deemed an approval of the previously denied application.

Applicants may appeal the MC decision to the Eastwood Community Association Board of Directors. The Board, at its discretion, can request reconsideration of the application by the Modifications Committee. The Board can also remove members of the MC; however, the Board cannot overturn the decision of the MC. (Declaration Article VI).

## **8.0 VIOLATIONS AND ENFORCEMENT**

### **8.1. Violations:**

Violation of the Architectural Design Guidelines or Architectural Review Policy may be reported by any owner in writing to the Property Manager. Violations will be processed in the manner approved by the Association and documented in the Declaration of Covenants and Restrictions as well as any enacted Rules and Regulations.

### **8.2. Legal Remedies:**

Article X, Section 2 of the Declaration allows for enforcement when "Failure of an Owner to comply with a provision in this Declaration or a provision in the By-laws, Articles or Rules and Regulations of the Association shall provide the Association and each Owner with the right to bring legal action in law or in equity, including but not limited to an action for injunctive relief, damages, or a combination thereof."

### **8.3. Other Remedies:**

Article VI, Section 8 of the Declaration also allows the Modifications Committee to rectify noncompliant conditions resulting from an inspection of work, if the work completed is not substantially in compliance with the approved plans and specifications, following a reasonable opportunity to cure the alleged non-compliance as outlined in the Declaration. This action is applicable to work that was approved but not completed in accordance with the approved plans and specifications.

## 9.0 DESIGN GUIDELINES

### 9.1. Air Conditioning Units:

9.1.1. Window or wall-mounted air conditioning units are prohibited.

9.1.2. Exterior air conditioning units:

9.1.2.1. Exterior air conditioning units or heat pumps may be relocated or added if there is no adverse visual impact to adjoining properties. The Modifications Committee must approve such relocation or addition.

### 9.2. Antennas:

See Federal Communications Guidelines at [www.fcc.gov](http://www.fcc.gov).

### 9.3. Attic Ventilators:

Attic ventilators are permitted if painted to match the color of the roof (if roof mounted) or the color of the house siding or trim (if mounted on a gable end). Ventilators should be mounted on the least visible side of the ridge line so as to minimize their visibility and should not extend above the roof line.

Attic turbines are permitted. Attic Turbines are external devices that mount on the roof of the home and resemble turbine blades that may be either motor driven or wind driven.

External attic motor driven fans are prohibited.

### 9.4. Awnings:

The Committee must approve all awnings. Fabric type retractable awnings or pole supported awnings must be compatible with the living unit and will be considered on a case by case basis. The fabric must be of a color compatible with the dwelling trim color. **Only awnings on the rear elevation of the home and hidden from view of the street the home resides on or other adjacent streets will be considered.**

Window awnings are prohibited.

9.4.1. If approved, awnings must meet the following criteria:

- They should be of a plain design without decorative features, such as scallops, fringes, etc.
- Solid colors that are compatible with the color scheme of the house should be used, rather than stripes or patterns.
- They should be consistent with the visual scale of the house to which attached.
- Pipe frames or structural supports for canvas awnings (or similar material) should be painted to match the trim or dominate color of the house.

### 9.5. Chimneys and Metal Flues:

Chimneys must either be masonry or enclosed in the same finish material as the exterior of the home to which attached. Masonry elevations require masonry chimneys. Metal flues and chimney caps must be painted and any vent protruding through the roof must be painted the same color as the roof.

## 9.6. Compost Bins:

A compost bin is defined as a contained, properly maintained area for decomposition of plant materials such as grass clippings, leaves, and small brush which is then used for mulching or soil conditioning. In an effort to support recycling efforts and conserve landfill space, the Modifications Committee will permit compost bins on residential property, provided that the following conditions are met:

- 9.6.1. Location: The bin is to be located at the rear of the property no less than 10 feet from the rear and side property lines for single-family homes unless the yard has privacy fencing.
- 9.6.2. Screening: The bin is to be shielded by landscape screening, subject to case-by-case application and notification of adjacent neighbors by applicant.
- 9.6.3. Dimensions: The maximum size of the bin is 4 feet wide, 4 feet long and 3 feet high. Single-family homes will be allowed up to two bins per property.
- 9.6.4. Color: The color of the bins will be natural wood, black, dark gray or earth tones.
- 9.6.5. Use and Maintenance: The bin(s) is used to compost only plant materials such as grass clippings, leaves, and small brush, and is turned regularly to prevent odors and aid decomposition. No household waste (kitchen scraps) or animal waste shall be composted in order to avoid odors, rodents, or health hazards.
- 9.6.6. Grass Cuttings: Mulching mowers are recommended to eliminate the need to dispose of or compost grass cuttings.

## 9.7. Decks and Gazebos:

The Modifications Committee must approve ALL decks and/or gazebos. Homeowners are advised to consider the following factors:

9.7.1. Location. Decks and gazebos should generally be located in rear yards. Front yard decks are not allowed. Side yard locations will be evaluated on their individual merit. Scale and Style. The scale of all decks and gazebos shall be compatible with the scale of the house as sited on the lot. Decks, particularly elevated decks, should be of a scale and style which are compatible with the home to which attached, adjacent homes and the environmental surroundings. In some cases, specific limits will be placed on the scale or style of decks which will be approved, based on considerations of density, visibility and scale and size of decks provided as standard builder features or options.

9.7.2. Setback Requirements. Setbacks imposed on lots within Eastwood by Orange County during subdivision can be either front yard, side yard, or rear yard setbacks. The setback for a particular lot or parcel is shown on the record plat for the parcel and is based on the zoning district for the lot or parcel. It is important to the aesthetic look of the community that the setbacks be respected.

All setbacks required by the Orange County Zoning Division will be met unless a variance is requested and approved by both the Orange County Zoning Division and the Eastwood Modification Committee.

9.7.3. No porch, patio or deck shall extend closer than five (5) feet of any lot line or more than thirty (30) inches above finish grade unless approved by the Modifications Committee and meeting all applicable Orange County Building and Zoning Codes.

9.7.4. Materials. Decks must be constructed of smooth cedar, cypress, high-quality exterior grade pressure treated pine lumber, or PVC material. All nails and fasteners must be aluminum, galvanized steel or stainless steel.

9.7.5. Color. The finish to all wood surfaces except the deck boards on the horizontal floor of the deck and stairs shall be:

- Opaque (solid) stain in white only or house trim color, OR
- Sealed (clear/transparent waterproofing with no color), OR
- Transparent stain compatible with the exterior color scheme of the house.
- Colors available in PVC,
- Only one of these criteria to be allowed to each lot.
- Natural Finish (untreated) will NOT be allowed.

9.7.6. Homeowner Requirements:

9.7.6.1. The owner shall retain the receipt for the seal, stain or paint for a period of five years. A copy of this receipt shall be maintained in the final Architectural Review Application file and must be submitted prior to final inspection of the completed work.

9.7.6.2. The following shall be required to maintain the deck or gazebo in an aesthetically pleasing condition.

- All decks or gazebos to be maintained regularly.
- Clear seal decks or gazebos to be re-coated in accordance with manufacturers recommendations but not less than every two years.
- Opaque stained decks or gazebos to be re-stained if the stain becomes discolored or begins to peel and/or flake.

#### 9.7.7. Under Deck Storage

Elevated decks have an under deck area which can have a negative visual impact on adjoining neighbors, particularly when used as an informal storage space.

The Modifications Committee, particularly in the case of high decks, will require the use of decorative screening to minimize adverse visual impacts. All decks that require screening must detail the type of screening to be used, color/finish and materials on the Architectural Review Application.

#### 9.7.8. Deck Railings

These design guidelines are to establish aesthetic standards only and the applicant is to notify the Modifications Committee if a regulatory agency requires a modification to comply with Federal, State, County, or Construction Industry standards ("Codes") relating to structural design or safety matters.

#### 9.7.9. Privacy Screens/Walls.

Privacy screens or walls installed at the deck level are not permitted in the case of elevated decks. Privacy screens or walls appended to decks for under deck storage shall be in accordance with and reviewed to the following.

In all cases, the amount of privacy screening on decks and its location will be evaluated by the Modifications Committee in terms of any adverse visual impact for adjoining lots, both in terms of scale and the obstruction of sight lines.

Privacy screening will be considered on an individual basis in the case of ground level decks.

## 9.8. Dog Houses and Dog Runs:

- 9.8.1. Doghouses will be approved if compatible with the applicant's house in terms of color and material.
- 9.8.2. Doghouses may not exceed sixteen (16) square feet of floor space and may not exceed four (4) feet in height at the highest point.
- 9.8.3. Doghouses should be located where visually unobtrusive to neighbors.
- 9.8.4. The use of appropriate screening is encouraged, and may be required in some cases, in order to minimize any negative visual impacts.
- 9.8.5. Dog runs are prohibited.
- 9.8.6. Electronic Fencing may be approved if meeting the following conditions:
  - Written approval of adjacent neighbors;
  - Side yard setback even with the rear elevation of the home must be met; and
  - Side yard and rear yard fencing must be setback at least three (3) feet from adjacent dwelling unit or vacant lot property lines.

## 9.9. Driveways:

- 9.9.1. Extensions, modifications and additions to driveways will be considered only if there is no adverse aesthetic or drainage impact on adjoining lots or common area or if proposed modification does not exceed county restrictions regarding impervious coverings.
- 9.9.2. Additions or modifications must be of the same materials as the existing driveway unless approved by the modification committee (e.g. concrete to pavers). Additions or modifications must be of the same material as the existing driveway unless approved by the Modification Committee. Colored driveway sealer or stain may be approved. Sealed/stained driveways must be maintained. When the sealer/stain color begins to show disrepair, the driveway will be required to be resealed/stained in existing color or approval must be obtained for a change by the Modification Committee.

### 9.9.3 Permanent Soffit Lighting

- i. The installations of permanent outdoor lighting (Govee or similar) must be approved by the HOA Architectural Review Committee (ARC) prior to installation and must adhere to the follow guidelines and approval process:
  1. Must submit an application with a description of the lighting project with the type of permanent outdoor lighting and simple layout or photo showing placement.
  2. Must be properly installed under eaves/soffits and not highly visible in daylight. The physical color of the lighting and wiring must match your soffits. No visible wires hanging down, lights running across your roof or house structure.
  3. Lights shall not illuminate into neighboring properties.
  4. Program for every 4th or 5th light to illuminate during non holiday times.
  5. Non holiday times white/warm white allowed only.

6. No "party mode" lighting outside of holidays.
7. No flashing, chasing, color changing or animated lights outside of holidays.
8. Use of color allowed during holidays only.
9. Major Holidays. Easter, Halloween, Christmas/Winter Holidays (Hanukkah & Kwanzaa) have the widest time window 30 days prior to 1 week after.
10. Minor Holidays. Valentines Day, St. Patrick's Day, Ramadan, Eid, Memorial/Labor Days, 4th of July, and Thanksgiving time window of 1 week before to 3 days after.
11. White lighting year round = OK
12. Color lighting = only during approved holiday windows.
13. The purpose of these guidelines are to ensure that permanent outdoor lighting enhances the aesthetic appeal of the community and promotes reasonable holiday displays without being a nuisance to neighboring properties.

#### 9.10. Exterior Decorative Objects:

Approval will be required for all exterior decorative objects placed in front or side yards - except for small decorative objects subsequently discussed, whether natural or manmade, any not part of the original construction design, either as a standard or optional feature. Examples requiring approval include but are not limited to: bird houses, bird baths, driftwood, weather vanes, sculptures, fountains, freestanding poles of all types, window boxes and any items attached to approved structures.

9.10.1. Decorative Objects: For decorative objects that require approval, these will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environmental design qualities, and visual impact on neighborhoods and the surrounding area.

9.10.2. Sculpture and Freestanding Structures Greater Than 18" in Height: For sculptures, garden statues, birdbaths, birdhouses, and similar items located in rear yard locations, approval is not required.

- Birdhouses and bird feeders must measure less than 12" x 12" X 12", and must not number more than four per lot. Bird feeders and birdhouses are not allowed in front yards or in side yards visible from the street.
- Two sculptures, garden statues or other freestanding structures per front yard per lot, measuring not larger than 2' x 2' x 3' are allowed. The allowed amount (two) is not cumulative. Only two "total" freestanding structures are allowed.
- Additional sculptures, statues or free-standing structures are allowed in the rear yard if not visible from the road or adjacent neighbors yards (i.e. screened due to landscaping, fence or conservation area).
- One birdbath per rear yard per lot, measuring not more than 36" high with bowl not larger than 24". Bird baths are not allowed in front yards or in side

yards visible from the street.

9.10.3. Small Decorative Objectives: Approval is also not required for small decorative objects placed anywhere on the lot provided all the following criteria are met.

- Objects are less than eighteen inches (18") in height.
- Objects are unpainted stone, wood, soapstone, marble, or other natural materials in earth tones.
- There is a limit of eight (8) such objects per lot.

#### 9.11. Exterior House Numbers:

House numbers must be color contrasting, clearly readable from the street (State Requirement). A minimum of four (4) inches in height and a maximum of eight (8) inches in height and be kept unobstructed by foliage.

#### 9.12. Lighting:

9.12.1. Original Lighting: Lighting which is part of the original structure may not be altered, except for the addition of a small motion sensitive sensor to the light fixture, without prior approval of the Modifications Committee. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

9.12.2. Direction of Lighting: No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

9.12.3. Floodlights: Floodlights (maximum 4 bulbs per house) may only be attached to the rear elevation of house and are to be positioned not to cause glare to neighbors or vehicular traffic. Exterior lighting to the side and front elevations of a house may be decorative light fixtures such as carriage lights. Ground level decorative floodlights are not allowed.

#### 9.12.4. Driveways

- i. Any driveway change (pavers, widening, extensions) requires HOA Architectural Review Committee (ARC) approval prior to installation and must adhere to the following guidelines:
  1. Must not extend beyond garage width or side walls.
  2. Must not extend into the yard excessively, no more than 50% of the property frontage.
  3. Walkway to the front door should not exceed the width of the front door pad making a distinct front walkway to the driveway. The extension of the driveway must not extend to the front door pad.
  4. Extensions/widening must match or closely complement existing homes and not compromise the aesthetic appeal of the community.
  5. Must not extend into easements or sidewalks and keep a buffer space from the property line.
  6. The extension or widening must not change the water flow and cause runoff onto any neighboring property.

7. Paving over lawns for parking and turning the driveway into a large parking pad will be denied.
8. Extensions beyond garage width will be denied.
9. Any driveway pavers, widening or extensions started or completed without ARC approval are subject to the maximum fine and forced to remove all work performed at the owner's expense.
10. The purpose of these guidelines are to maintain a consistent community appearance. Ensure all homes and improvements create a uniform, cohesive look that does not stand out or clash with neighboring properties. This also promotes fairness and consistency by providing a clear, standardized approval process so all homeowners are treated equally when making exterior changes.

9.13. **Path Lights:**

No application will be required for the installation of sixteen (16) or fewer small, exterior, low-voltage lights that are placed along sidewalks or along the sides of driveways. An application is required for the installation of seventeen (17) or more of these lights. Subsequent installations of path lights that, when combined with the existing lights, exceed sixteen (16) lights shall require approval.

9.14. **Exterior Painting:**

9.14.1. Pursuant to Declaration Article VI Section 4 :No application shall be required to repaint in accordance with an originally approved color scheme; however, the Modifications Committee, at its discretion, may require proof that the color scheme is, in fact, an originally approved color scheme.

9.14.2. Exterior Color Changes: All exterior color changes must be approved. **Only colors in the subdued or neutral tones will be considered for the bodycolor. Bright or high intensity colors will not be permitted.** This requirement applies to

9.14.3. siding ,doors, shutters, trim, roofing and other appurtenant structures.

9.14.4. Only those colors in the approved ECA HOA Exterior Paint Color book will be approved. **High gloss finishes are prohibited.** Exterior doors, shutters, keystones and/or decorative vents should use door colors.

9.14.5. **Turnberry Pointe Exterior Painting.** It is acknowledged that the Turnberry Pointe Neighborhood has standard exterior paint colors for all the homes. Owners in the Turnberry Pointe neighborhood do not need to request for approval for repainting for so long as the following specifications are adhered to:

9.14.6. **House and Privacy Walls:** Paint Color: Duron Beige (See Appendix VIII)  
**House and Privacy Wall Trim:** Paint Color: Duran White Trim (See Appendix VIII)

**Front Door Color:** May be painted any color subject by ARB approval. (Note: that the original painting of doors was limited to green doors.)

**Garage Door Color:** Bright White

**Garage Side Carriage Lights:** Color: Black

Style : Old English / Match existing

Location: Approx 1 ft over from edge/3 ft down from top (or where installed by the original builder)

**House Numbers:** Color: Black individual numerals mounted as shown or white ceramic w/ dark type.

Style: Numerals to be Old English style

Location: Where installed by the original builder

**Side Yard Gates:** Color: Bright White

Style: as supplied by original builder

Attachments (i.e. to keep small pets in and/or out must be wire mesh basically not visible from the street)

## 9.15. Fences:

9.15.1. General Background: The subject of fences is more difficult to treat than many other items since fences can serve a number of different purposes and can have a very significant visual impact. Fences can be used for the following purposes: to visually define property lines; to provide privacy; to provide security, and as an architectural feature intended to enhance the physical appearance of the house or property.

9.15.2. Guidelines: General guidelines for the construction and approval of fences are provided below. Specific guidelines may be developed for each neighborhood, as appropriate. Fences must be walked prior to approval and after completion to ensure that they have been erected in full compliance with the approval issued.

9.15.2.1. Lot line fences may not be used to enclose the front yards of single-family detached homes. Lot line fences must meet the setback requirements (Appendix II) for side yard applications forward of the rear plane of the house. Lot line fences forward of the setback requirements may be approved for the partial enclosure of side yards in situations where topography, house location or the location of exit doors require fencing to be installed forward of the required setback and only if such modification will not have an adverse visual or functional impact on adjoining lot owners and if such adjoining lot owners are informed of and do not object to the modification.

9.15.2.2. When side or rear lot line fencing occurs next to a roadway within Eastwood or the Preserve and will be seen from the roadway, the Modifications Committee will review the proposed fencing for consistency of fence style between affected lots. Before the first rear lot line fence is approved, all the affected homeowners along the length of the roadway will be notified and at least two thirds of the affected homeowners must consent to the proposed fencing. This consent will subject all the affected lots to the same fence type along the rear lot lines for all future applications.

9.15.2.3. A similar consideration and requirement exist for rear lot line fencing adjacent to golf course owned property.

9.15.2.4. Copies of the following are required with the Architectural Review Application:

- Land survey of the property showing all additions and locations of the fence, gates and any other applicable details.
- Copy of the vendor(s) proposal, invoice or quote (this document will have much useful information required by the Architectural Review Application). The costs associated with the project are not of interest and can be obscured on the copy supplied.
- \$250.00 CASHIER'S CHECK and/or MONEY ORDER as damage deposit.
- Building permits are required to be submitted upon approval of the application and before work begins

9.15.3.3. Vinyl Fences:

9.15.3.1. Chain Link and Barbed Wire Fences:

CHAIN LINK AND BARBED WIRE FENCES will not be approved under any circumstances. Chain link or barbed wire fencing material will not be permitted for any use.

9.15.3.2. Wood Fences:

9.15.3.2.1. Owners of single-family detached homes are permitted to install one of four approved fence types as means of delineating their lot lines and establishing a "private space". They are:

- Privacy Fence- Stockade
- Privacy Fence- Board on Board
- Privacy Fence- Shadow Box
- Picket Fence

9.15.3.2.2. Fence tops (flat and domed styles, not to be confused with the configuration of the top, are shown in Appendix II) shall be finished as follows:

EASTWOOD	PRESERVE
Flat	Domed (Convex)
Domed (Convex)	Lattice
Lattice	

9.15.3.2.3. Wood picket fences and wood privacy fences must be constructed of smooth cedar, cypress or high quality pressure treated pine and must be treated with a clear water proofing or transparent stain; or painted or stained to match the trim color of the house.

9.15.3.3. VinylFences:

Owners of single-family detached homes are permitted to install one of three approved fence types as means of delineating their lot lines and establishing a "private space". They are:

- Privacy Fence - Stockade
- Privacy Fence - Shadow Box
- Picket Fence

9.15.3.3.1. Fence tops (flat and domed styles, not to be confused with the configuration of the top, are shown in Appendix II) shall be finished as follows:

EASTWOOD	PRESERVE
Flat	Flat (only if a domed top is not available.
Domed (Convex)	Domed (Convex)
Lattice	Lattice

Vinyl picket and vinyl privacy fences must be constructed of a quality vinyl product capable of exposure to UV radiation (i.e., the sun) without yellowing or otherwise deteriorating, and may not be supplied painted. Color shall be as supplied by the vendor (white or light beige; and not painted). The owner cannot paint the fence.

9.15.3.4. Ornamental Wrought Iron and Aluminum Fences:

Owners of single-family detached homes are permitted to install ornamental wrought iron or aluminum fencing.

Due to the many styles of ornamental wrought iron or aluminum fencing available, the owner is asked to submit the style of the fence to the Modifications Committee prior to submitting the Architectural Review Application. The Modifications Committee will consider the aesthetic impact of the style, its harmony with existing styles throughout Eastwood and the Preserve, and its harmony with the adjacent properties in the neighborhood.

Ornamental wrought iron or aluminum fencing must be constructed and finished in a manner such that UV radiation (i.e., the sun) will not cause undue weathering and finish deterioration. The ornamental wrought iron or aluminum fencing must be maintained as required by the manufacturer or vendor.

9.15.3.5. Brick, Masonry, or Stucco Fencing (Residential):

Fencing comprised of brick with masonry columns matching the construction of the home is allowed in Fairway Pointe pending approval by the Modifications Committee.

**[Note:** The original "Builders Manual" allowed this type of fence construction for Parcel 9, Fairway Pointe.]

9.15.3.6. Retaining walls (See Appendix V1):

If required by site conditions, constructed along rear or side property lines shall include cast-in-place concrete and block masonry landscaping units. The 3-foot height limitation may be waived if site conditions require a higher wall. Wood retaining walls are not permitted.

9.15.3.7. Fences on Conservation Areas, Any Golf Course Property, Any Lakes or Any Ponds:

9.15.3.7.1. Fences on all golf course property (including lakes owned by the golf course) are discouraged. For a fence to be allowed on the Golf Course, the following factors will be considered by the Modifications Committee:

- A strong design concept for the fence must be presented.
- The fence must be needed to satisfy a purpose such as retention of children or dog(s) or required to enclose a pool otherwise not enclosed by a screen enclosure/house. Security is not considered a valid need.
- The fence must be tied to the design and layout of the home and any existing fences in the vicinity of the lot.
- The fence WILL NOT be allowed to enclose the total portion of the rear property line of the home and must comply with a minimum 15-foot setback. The reason is to limit the obstruction of view of adjacent residents and visual impact on the golf course.
- The fence layout, style and design must be developed in coordination with the Modifications Committee. The owner MUST contact the MC to schedule a meeting to discuss the design and layout and impact on the adjoining properties in an effort to create a concept meeting the requirements of the Association and the owner.
- The decision of the MC on the final approved design and layout is final. The owner may appeal any decision as previously defined.

9.15.3.7.2. Only four (4) foot high, black wrought iron or aluminum ornamental fencing will be allowed on **any property immediately adjacent to, abutting, touching, or otherwise joining golf course-owned property.** NO OTHER TYPE OR STYLE OF FENCING WILL BE ALLOWED. Aluminum is the material recommended by the Association. **adjacent; touch or join at the edge or border**

See Appendix II for detailed descriptions of the concerns to be considered for all proposed golf course fencing.

9.15.3.8. Fences on lakes and ponds owned by the Association are allowed and shall be a maximum height of four (4) feet. Ornamental fencing is the required fence style on lakes and ponds.

9.15.3.9. Fences on conservation areas are allowed with the following restrictions.

- If a dense growth of trees and/or underbrush at or adjacent to the lot line exists, fences of six (6) feet in height maximum are allowed, except if not aesthetically acceptable.
- If a dense growth of trees and/or underbrush is not present along or adjacent to the lot line and the conservation area affords an open, unobstructed view from the residence, fences of four (4) feet in height maximum are allowed.
- Fences erected on lots abutting the conservation area be limited to black wrought-iron or aluminum fences with a minimum distance between each of the vertical railings

9.15.4. Fence Heights and Locations:

- Maximum fence height is six (6) feet. Minimum fence height is four (4) feet.
- If the fence is on a lake or pond, it shall be four (4) feet high.
- If a fence is on a conservation area that does not afford an open view, it shall be a maximum of six (6) feet high and a minimum of four (4) feet high.
- If a fence is on a conservation area that does afford an open view, it shall be four (4) feet high.

9.15.5. All fencing shall be installed with the finished side out if applicable.

9.15.6. Fences that abuts against existing neighborhood brick and mortar fences installed as part of the development and maintained by the Association shall not be taller than the brick and mortar fence. The top of the installed fence shall not be seen over the top of the brick and mortar fence.

9.15.7. Setbacks:

- Setbacks will be as follows (see Appendix II for graphical representation).
- Front yard fencing is not allowed.
- Side yard fencing shall be setback a minimum of five (5) feet behind the front face of the home with zero lot line allowed along the side and rear property lines.
- Corner lot fencing shall be setback a minimum of ten (w) feet behind the property line.
- Golf Course Lot Fence shall be fifteen (15) feet behind rear property line.

9.15.8. Fence Materials:

9.15.8.1. Wood Fence construction shall be of the following materials:

- smooth cedar,
- cypress or
- high-quality exterior grade pressure tested pine lumber.

- 9.15.8.2. All nails and fasteners must be aluminum, galvanized steel or stainless steel.
- 9.15.8.3. Vinyl Fence construction shall be 100percentvinyl.
- 9.15.8.4. Ornamental Fence construction shall consist of wrought iron or aluminum. Aluminum is recommended due to its superior resistance to rusting.

9.15.9. Fence Color:

- 9.15.9.1. Wood Fence finish shall be as follows:  
White paint only if house trim is white. Sealed (meaning exterior grade clear [transparent] coatings that protect the natural finish without changing the natural color of the wood)
- 9.15.9.2. Vinyl Fence finish shall be the unpainted color as provided by the manufacturer.
- 9.15.9.3. Ornamental Fence finish shall be black or white. The finish shall be such to resist UV radiation, rust and other deteriorating elements.

9.15.10. Homeowner Requirements:

- 9.15.10.1. For wood fences, the owner shall retain the receipt for the seal, stain or paint for a period of five years. A copy of this receipt shall be maintained in the final Architectural Review Application file and must be submitted prior to final inspection of the completed work.
- 9.15.10.2. All fences to be maintained regularly as required by the manufacturer's recommendations.
- 9.15.10.3. Clear sealed wood fences to be re-coated in accordance with manufacturer's Recommendations but not less than every two years.

9.16. **Flagpoles:**

- 9.16.1. Owners may display one, house mounted, portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. One portable or removable sport team flag in season.
- 9.16.2. Homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property.
- 9.16.3. Homeowner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.
- 9.16.4. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

- 9.16.5. Flagpoles and flags are protected under section 720.304(2), Fla. Stat.:
- 9.16.6. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

- Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

#### 9.17. **Garages:**

Each single family detached Living Unit shall include a garage designed to enclose a minimum of two (2) vehicles.

- 9.17.1. Garage doors shall be of standard solid panel construction, which will conceal the contents of the garage.
- 9.17.2. Garage doors shall be kept closed except when access or an activity requires them to be open.
- 9.17.3. The structure shall relate to the dwelling in respect to character, material, and finish.
- 9.17.4. Carports are not permitted.
- 9.17.5. Unattached garages will be considered on a case-by-case basis.
- 9.17.6. Except when placed curbside on, and only on, regularly-scheduled garbage and trash pickup days, all garbage and trash containers and the like shall be kept in a closed garage or placed inside of or behind opaque masonry walls, a dense hedge or other similar landscape buffer (properly irrigated and otherwise maintained in healthy condition). Except when placed curbside for pickup, as aforesaid, garbage and trash containers and the like shall, in no event, be visible from any, ground level, adjacent or neighboring property, whether a residential lot or common area property, including the community's sidewalks and streets.

Trash containers may be placed in the open only on the day(s) of or the evening before regular pick-up by Orange County. Trash Containers should be put in a place that is readily accessible by collectors. At all other times, the containers shall be stored so that they cannot be seen from any surrounding property. Trash containers may NOT be kept in the front of the house or garage. Trash containers should be secured to discourage animals from rummaging (paper products and plastic bags are not adequate containers). (ECA Rule approved on August 22, 2001).

Trash/recycle containers are required to be stored in garages, however in the event of space constrictions; bins may be stored on a stable base on the garage side of the house and must NOT be visible from the common areas including streets and sidewalks. "Stable bases" include concrete pads, stepping stones, pavers, bricks, etc.

Residents may plant bushes to block the view of the trash/recycle containers. Bushes must be in accordance with the Architectural Design Guidelines Appendix V; bushes/shrubs will not exceed four (4) feet in height.

Residents may install small concealment fences (including L-shaped) to block the view of the trash/recycle containers. Fences/barriers must be in accordance with the Architectural Design Guidelines paragraph 9.15. Fences. Fences will not exceed four (4) feet in height, four feet in width and must have a setback of one (1) foot at a minimum. Fence style can be wood or vinyl per 9.15.3.2. and/or 9.15.3.3.



Concealment Fences or bushes may be installed without Modification Committee approval if the above specifications are adhered to. Any deviation from these specifications will require an application to be submitted for approval.

#### 9.18. **Greenhouses:**

A green house will be treated as a major alteration to a dwelling unit and subject to the same level of review. Greenhouses that are attached to the dwelling unit are encouraged. Free standing green houses must meet the following criteria to be approved:

9.18.1. Green houses shall be restricted to rear yard locations and should not be visible from the front of the dwelling unit. Green houses will only be permitted in backyards where the rear is fenced. The green house shall not exceed eighty(80)square feet of floor space and eight(8)feet in height at t h e highest point.

9.18.2. The scale and design must be architecturally compatible with the home and surrounding homes.

9.18.3. There shall be no adverse visual impacts for ad joining properties. The installation of landscape materials to provide a visual screen is encouraged and maybe required as a condition of approval.

#### 9.19. **Grills (Permanent)**

Permanentgrillsmustbeplacedintherearyardofthehouseandasfaraspractical from the adjacent property lines.

9.20. **Hot Tubs/Spas:**

- 9.20.1. Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged.
- 9.20.2. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related. Otherwise, the hot tub or spa must be screened from view of the street and neighboring properties using an approved fence or landscaping.
- 9.20.3. All exterior hot tubs or spas, whether enclosed in a screen enclosure or not, shall be covered with a cover manufactured to meet the requirements of ASTM F-1346.
- 9.20.4. All exterior hot tubs or spas shall meet the requirements of Florida Statutes, Chapter 515, the "Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act."

9.21. **In-Ground Sprinkler Systems:**

- 9.21.1. Installation of new systems and modifications and additions to existing systems require approval.
- 9.21.2. Modifications and additions to existing systems must be detailed to the greatest extent possible with a description of the components to be used and a layout provided of the changes. The layout can be on the land survey of other similar dimensioned drawing.
- 9.21.3. For new systems, a complete system plan is required showing the following information:
  - layout of the piping,
  - type (material) and size (schedule) of the piping,
  - type of sprinkler heads to be used and coverage, and
  - location and height of all risers and type and height of shrub or other landscaping to be watered by the risers. Note, risers shall be concealed to the greatest extent possible.

9.22. **Landscaping:**

- 9.22.1. All MAJOR landscape installations must be approved in advance.
- 9.22.2. In general, an Architectural Review Application is not required for minor landscape modifications, or accepted mulch bed edging, with the following exceptions:
- 9.22.3. Approval is required for plantings intended to form a hedge or natural screen and which will attain more than two feet in height.
- 9.22.4. Guidelines for shrubbery height follow the same guidelines as those for fencing. See Section 9.15 Fencing for height specifications.

- 9.22.5. All trees and palms require approval regardless of location or whether behind a fence or not.
- 9.22.6. A proposed modification which is of such a scale or type as to be inconsistent with the existing design features of the home, adjacent units and the surrounding area will require approval. Examples include the substantial or total removal of turf and replacement with another material, such as mulch or gravel.
- 9.22.7. Vegetable gardens shall be located behind the rear plane of the house. Vegetable gardens with an area in excess of 64 square feet will require approval from the Modifications Committee.
- 9.22.8. The use of landscaping timbers or railroad ties is prohibited.
- 9.22.9. Mulch Bed Edging. Complementary types of edging material are permitted on each Lot. An application is required for any type of edging products not listed here.
- 9.22.10. Edging products are confined to brick, decorative aggregate block, and commercially obtainable edging in rubber, plastic, or painted metal.
- 9.22.11. The commercially available poured and formed concrete edging is an approved construction.
- 9.22.12. Colors of edging material are confined to black, medium or dark brown, green, or rust red.
- 9.22.13. Alternate colors will be considered, but an application is required.
- 9.22.14. MAJOR changes to landscaping include complete removal of existing landscaping materials and replacement. A landscaping plan drawn to the plot plan of the home with the new plantings identified will be required for the Architectural Review Application

9.23 • **Patios:**

All patios require approval. Patios should generally be located in rear yards. Side yard applications will be evaluated on their individual merit subject to the following criteria:

- 9.23.1. Patios may not "wrap around" either end of a single-family home; however, if appropriate, patios may extend a maximum of eight feet into a side yard.
- 9.23.2. If the side yard is fenced, as approved by the Modification Committee, a side yard patio will be considered.
- 9.23.2.1. Any adverse drainage requirements that might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installations of mulch beds adjacent to the patio are ways to eliminate drainage concerns.

#### 9.24 • Recreation and Play Equipment:

Semi-permanent play equipment that either constitutes a structure or is appurtenant to an existing structure requires approval. Examples include sandboxes, playhouses, swing-sets, trampolines, etc. The following factors will govern approval of such equipment.

9.24.1. Location. Generally, such equipment should be placed in rear yards.

9.24.2. Scale and Design. The equipment should be generally compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.

9.24.3. Color and Materials. Equipment constructed of wood and sealed, stained or painted as discussed in the sections on fences and decks is encouraged. Metal play equipment should be painted solid earth tones. (i.e., brown, tan, dark green) to blend with the natural environment.

9.24.4. Basketball Backboards and Hoops. Permanent basketball backboards and hoops attached to the home or other significant structure on the property are prohibited.

9.24.5. Basketball backboards and hoops mounted on poles mounted to movable bases are permitted, however, can be stored no greater than one half the distance from the house to the sidewalk.

9.24.6. Recreational and Play Equipment may be installed without Modification Committee approval if the above specifications are adhered to. Any deviation from these specifications will require an application to be submitted for approval.

#### 9.25 • Roofs

**Roofs must be compatible with home. Neutral, earth tones will be considered. Solid Orange, Blue, Red or Green Shingle colors will not be considered on a case-by-case basis.** Changes in roofing material or shingle color require approval. Can upgrade to Architectural shingles.

9.25.1 Turnberry Pointe Roofing. It is acknowledged that the Turnberry Pointe Neighborhood has standard roofing tiles for all the homes. Owners in the Turnberry Pointe neighborhood do not need to request for approval for a re-roof for so long as the following specifications are adhered to:

9.25.2 Turnberry Pointe Roof Tile: Borel USA Concrete Roof Tile IMPCS6254, Mandarin Sun. (Original roof tile was Monier Lifelite Mauve. Monier Life tile was acquired by Borel USA in August 2010 and the original color Moonlite Mauve was apparently discontinued). (See Appendix VIII)

## 9.26 **Screened Porches:**

Screened-In Porches (whether screen house or enclosure) will only be fitted to the rear elevation of the home and will comply with the following design guidelines: Triangular end gables to have exposed lumber painted to match existing house trim.

9.26.1. Screen panels to clear span between support posts.

9.26.2. Screen panels to be inside porch railing

9.26.3. Roof fascia along low edge to match existing house and any gutter and rain leaders to match existing house in style and color.

9.26.4. Roof support posts to be used to support railings

9.26.5. Railings (if applicable) around porch to be to Eastwood Guidelines

9.26.6. Screen door to be "clear view" (i.e., single screen panel) or only one horizontal center divider to form two screen panels

## 9.27. **Security Bars:**

9.27.1. Security Bars: The use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties. Homeowners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems.

## 9.28. **Sidewalks and Pathways:**

9.28.1. Front yard sidewalks and pathways should be set back at least four feet from the property line and installed flush to the ground.

9.28.2. Side yard and rear yard sidewalks and pathways shall be so positioned to not encroach on adjacent property lines and shall be installed flush to the ground.

9.28.3. Only brick, pavers, concrete or similar solid/durable construction material should be used for front yard sidewalks and pathways. Rock, stone, brick, pavers, concrete or similar durable construction may be used for side and rear yard sidewalks and pathways. The scale, location and design should be compatible with the lot, home and surroundings.

9.28.4. All colors associated with bricks, pavers, rocks, and stones or painted concrete require approval.

## 9.29. **Signs:**

General Rules:

9.29.1. Signs of a political, civic, or religious nature are strictly prohibited from placement anywhere on Eastwood common property. Those that are shall be immediately removed.

- 9.29.2. The Modification Committee reserves the right to direct all sign placement. Consideration will be made regarding the sign's purpose and its relevant target population. Mailbox location preferred. No sign of any kind shall be displayed on or in the common property without prior written approval of the Board of Directors or its designee.
- 9.29.2.1. Requests for approval must include a description of the purpose of the sign, its size, shape, content, and the location in which it is proposed to be placed.
- 9.29.2.2. No application is required for residents wanting to place one (1) Yard Sale/Garage Sale or one (1) Standard Real Estate for Sale sign (on a standard post) in their own yard.
- 9.29.2.3. No application is required for contractors to place building permit placards for MC approved projects on the property while construction is ongoing. Such signs shall be removed upon completion of the project. Advertising signs for contractors are not allowed.
- 9.29.4. All signs:
- Must avoid main roadways whenever possible.
  - Must be of professional grade quality and be similar to signs posted for Board of Director events.
  - Must have a white background and either red or black lettering or a combination of both.
  - Must be no larger than 18 x 24 inches
  - Must not be erected greater than 24 hours before an event.
  - Must be removed no later than 6 hours after an event has concluded or the security deposit will be forfeited.
  - Must be non-commercial in purpose with the exception of conforming Real Estate signs associated with an open house. Otherwise, real estate advertisement signs are not permitted.
  - Must be erected in the ground only.
  - Must not be attached to any existing posts or pole.
  - Must be installed in such a way as to not damage Eastwood or private sprinkler systems or any other utility lines.

### 9.29.5. Signs on Individual Property

9.29.5.1. For Sale or Rent Signs: Only one sign advertising property for sale or rent may be displayed on a lot. Such signs must meet applicable Orange County regulations with respect to size, content, and removal.

- Signs may be placed only in the front yard.
- Properties that border the golf course may place one sign in the back yard facing the golf course.

9.29.5.2. Security signs: Two signs advising that the property is protected by a security system may be posted on the property.

- One sign may be posted in the front of the house within five (5) feet of the front door or in the shrubbery in the front of the home.
- A second sign may be posted in the rear of the house.

9.29.5.3. Three (3) political signs are permitted 30 days prior to elections and must be removed 24 hours after election. Max. sign size is 2 x 2 feet.

### 9.30. Skylights:

Skylights should be located such that they are not visible from the front of the dwelling unit or a street. Consideration will be given to skylights on the front side of the roof ridgeline only if constructed flush with the roof.

### 9.31. Storage Sheds:

9.31.1. General. Storage sheds shall be restricted to rear yard locations and should not be visible from the front of the dwelling unit or from a street. Storage sheds with metal siding or roofs are prohibited. Freestanding sheds are discouraged, although such sheds may be approvable for single-family detached dwelling units under circumstances where there are no adverse visual impacts. Such instances include storage sheds in fenced yards.

9.31.2. Specific. Storage sheds for single-family detached units may be attached to either the dwelling unit or integral to a fence, or otherwise separated from the dwelling unit or fence by a distance of no more than 6 inches or constructed as freestanding buildings. In the latter case, a shed should be located to the rear of the property line, with recommended minimum setbacks of eight (8) feet from the rear property line and eight (8) feet from side property lines unless the yard is fenced.

9.31.3. The following additional guidelines are applicable.

- Design. The architectural design of the shed should be compatible with the design of the house.
- Size. Sheds should not exceed 140 square feet of floor space and twelve feet in height at the highest point.

- **Materials.** The finish materials must be the same as used for the exterior of the house.
- **Colors.** The color scheme must be the same as for the house.
- **Roof.** The roof slope and the type and color of roofing material should match the house.

9.31.4. The following guidelines apply to sheds that are attached to a privacy fence:

- **Materials.** The exterior finish material must be the same as that of the fence.
- **B. Size.** Sheds should not exceed 48 square feet of floor space and six feet in height at the highest point.
- **Roof.** The roof should either be flat, with the top not exceeding the top of the fence or sloped inward, with a pitch similar to that of the dwelling unit.
- **Colors.** The shed shall not be left to weather naturally. Colors or stains are permitted. In such case, the color of the shed must match that of the fence.

### 9.32. **Storm/Screen Doors, Windows, and Shutters:**

An application is required before a storm/screen door may be installed. It is strongly recommended that approval of the storm/screen door be obtained prior to purchasing the door.

9.32.1. To comply with the Design Guidelines, the storm/screen door must:

9.32.1.1. Be full-view or panels.

9.32.1.2. The color must be:

- A reasonable color match to the unit door or to the adjacent trim to which it is attached.
- Adjacent trim is defined as all of the trim around the unit door and/or the window mullions (trim) in the sidelights on either side of the unit door.
- Reasonable color match is defined here as the exact color or a color shade lighter or darker than, but in the same color family. This determination will be made by a majority vote of the Modifications Committee members; or
- White, if the residence has white eaves, soffits, gutters, downspouts, and windows, and/or all of the trim relating to the front door frame is white. This option is at the discretion of the Modifications Committee; or White, if the trim relating to the frame of the unit door is painted white. This option is at the discretion of the Modifications Committee.

- 9.32.2. An application for a storm/screen door must include:
- 9.32.2.1. The color scheme of the residence, i.e., paint manufacturer and color of the front door and adjacent trim;
  - 9.32.2.2. The manufacturer and color of the storm/screen door to be installed;
  - 9.31.2.3. A photograph or drawing of the home with colors identified for trim, siding, shutters, etc. A manufacturer's brochure is also acceptable.
  - 9.32.2.4. Where the color schemes of some homes do not allow for a reasonable match of standard industry produced storm/screen doors as required above (for example, where the unit doors are reds, blues, or greens), the homeowner should include in the application a request to do one of the following:
    - Paint the unit door to be the same color as the storm door;
    - Paint the adjacent trim the same color as the storm door;
    - Paint the storm/screen door to be the same color as the adjacent trim; or
    - Paint the storm/screen door to be the same color as the unit door. Local retail outlets (Lowe's, Home Depot, etc.) can mix paint to provide matches to the storm doors.
  - 9.32.2.5. Approval for changing the color scheme of the house may be granted on a case-by-case basis. All changes to the color scheme of the house must be approved prior to any changes being made. (See EXTERIOR PAINTING.)
  - 9.32.2.6. Storm/Screen Windows. Exterior storm windows could disrupt the architectural continuity of some homes. This issue may be addressed in the context of individual neighborhood guidelines. Where appropriate, storm/screen windows should have frames that match the color of the exterior window trim. White may be acceptable in certain cases.
  - 9.32.2.7. Hurricane Shutters. The following information must be supplied on application for hurricane or storm shutters:
    - The Contractors' proposal outlining the specifications for installation.
    - Confirmation that the fixtures and all mounting hardware is clear or of a matching or near matching color to the house and/or trim.
  - 9.32.2.8. Shutters may be deployed only as part of major storm preparedness warnings.
  - 9.32.2.9. Shutters must be removed no greater than 72 hours following a storm, if not permanently attached to the residence.

**9.32.2.10. Storm shutters may not be used as security coverings when a house is uninhabited.**

**9.33. Swimming Pools:**

9.33.1. **Only in-ground swimming pools will be acceptable.**

9.33.2. Pools must be located in the rear of the property.

9.33.3. All in-ground swimming pools shall meet the requirements of all applicable Statues.

9.33.4. Pool filtration equipment should be shielded from adjacent properties through the use of mature shrubbery or lattice screening of appropriate size and scale.

9.33.4.1. Such small scale screening can be vinyl or wood. Wood screening shall meet the fencing specification's requirements for material and sealing/staining. Vinyl screening shall be that commercially available from Home Depot, Lowes or other local vendors. Color shall be white. The Modifications Committee will evaluate other colors. A color chip is required for other colors. Screening size (height, length and width) shall be limited to providing shielding of the equipment from the street.

9.33.5. Copies of the following are required:

- Residential Swimming Pool Safety Act Affirmation form signed by owner and vendor
- Plan view of the pool.
- Plan and/or section view(s) of any screen enclosure or screen house.
- Land survey of the property showing all additions and locations of the pool, screen house and pool equipment.
- Copy of the vendor(s) proposal, invoice or quote (this document will have much useful information required by the Architectural Review Application.
- The costs associated with the project are not of interest and can be obscured on the copy supplied.
- Building permit required to be submitted upon approval of the application and before work begins

**9.34 • Tree Disturbance**

(Common Areas, Lots, Dwelling Units and Conservation Areas):

9.34.1. Removal, planting, or maintenance of trees, living or dead, on Association Common Area shall be the sole responsibility of the Association in all respects irrespective of tree type or size. It is the intent of ECA to only remove trees that pose a safety hazard to adjoining properties or to persons using the hiker/biker trails or recreation amenities.

9.34.2. Removal, planting, or maintenance of trees, living or dead, on Association owned Conservation Areas is not allowed unless the tree poses an immediate safety hazard to persons or property. In such cases, owners shall notify the Association of the need to address the unsafe condition.

9.34.3. No trees, living or dead, irrespective of size, which exist on any lot (includes Common Area and Dwelling Units) shall be cut without the prior approval of the Modifications Committee, unless the tree poses an immediate safety hazard to persons or property in which case only notification to the Modifications Committee is required.

9.34.4. Any unauthorized tree removal by a homeowner or other individual, whether on Association owned property such as Common Areas and Conservation Areas, other Dwelling Units or Lots or the homeowner's property will require that the responsible homeowner or other individual replant new trees. Replace with another type of tree or large shrub. The Modifications Committee shall verify compliance with this requirement.

9.34.5. In the event of an unauthorized tree removal from Association property or a residential lot by a homeowner, tenant, guest or invitee, the homeowner (with respect to him/herself, all members of his/her family, and/or his/her tenants, guests and/or invitees) shall promptly replace the tree or trees so removed with another healthy tree of *six(6) feet in height, although placement may vary from the original location upon Modification Committee approval. The restoration shall be completed within six months of the Modification Committee's final approval.* Finally, the Modifications Committee shall be responsible for verifying that the homeowner(s) have fully complied with its written demand, and shall promptly report any noncompliance to the Board of Directors for consideration of further enforcement action.

**9.35 • Vegetation Removal:**

(Common Areas and Conservation Areas)

9.34.1. Addition and/or removal of vegetation, living or dead, situated on Association common area, shall be the sole responsibility of the Association irrespective of type, size, or other condition.

9.34.2. No vegetation, living or dead, irrespective of type or size shall be added or removed without the approval of the Modifications Committee. The only exceptions are for vegetation that poses the threat of injury to persons and pets, which can be removed by the Homeowner without the prior approval of the Modifications Committee.

**9.36 • Remedy for Unauthorized Removal of Trees or Vegetation:**

If unauthorized depositing or removal of trees or vegetation, either living or dead, has occurred as the result of homeowner activity on Association owned property, and if it is no longer possible to determine the exact extent of disturbance, the Modifications Committee

may require the homeowner, at the homeowner's expense, to restore the affected area to the general extent affected, according to specifications devised by the Modifications Committee. For every 200 square feet of affected area, the homeowner shall be required to plant either 1 one-inch caliper tree or two bushes where the height or spread of these bushes shall be a minimum of eighteen inches (18"). The homeowner shall complete the required work by the end of the next full growing season following the decision of the Modifications Committee.

**9.37 • Vehicle/Derelict/Recreational:**

- 9.37.1. At no time, nor for any reason, shall a derelict vehicle be parked anywhere, but in the garage of a residence. A derelict vehicle shall include a vehicle without a current license plate and registration or a vehicle that cannot be driven for any reason. A licensed and registered vehicle with mechanical difficulties, awaiting tow and/or repair, will be considered derelict after 72 consecutive hours.
- 9.37.2. All RV's, Boats are not permitted to be parked IN EXCESS OF 48 CONSECUTIVE HOURS PER WEEK in any residential neighborhood.
- 9.37.3. Commercial vehicles. With exception of law enforcement vehicles, all vehicles of any kind bearing any commercial lettering or design modifications, or which are used primarily for commercial purposes, shall not be parked overnight anywhere, but in residents' garage.

## **APPENDIX I — ARCHITECTURAL REVIEW APPLICATIONS**

Any exterior modification that is made to your unit or lot, no matter how small (unless noted otherwise in this document), must receive approval from the Modifications Committee prior to starting the project.

Please consult the Architectural Design Guidelines for specifics regarding what needs approval and the architectural standards that must be met. A copy of the application form can also be found in your Architectural Review Policy, or you can pick one up from the onsite business office or the community website.

Also, don't forget, most applications need a copy of the Legal Survey (site plat) for your lot. You can find one in your closing documents. Most applications are considered incomplete without one.



150 CAVAN LANE  
ORLANDO, FLORIDA 32828  
TELEPHONE: 407-823-9494  
FAX: 407-823-9493

Preserving and enhancing your way of life

APPLICATION FOR APPROVAL OF EXTERIOR PAINT MODIFICATION

Please type or print legibly:

HOMEOWNER(S) NAME: \_\_\_\_\_

EASTWOOD ADDRESS: \_\_\_\_\_

NEIGHBORHOOD: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

OTHER PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

MAY WE CONTACT USING EMAIL?  YES  NO

No application shall be required to repaint in accordance with an originally approved color scheme; however, the Modifications Committee, at its discretion, may require proof that the color scheme is, in fact, an originally approved color scheme. ONLY THREE COLORS WILL BE CONSIDERED OR APPROVED. NO BRIGHT, HIGH INTENSITY OR HIGH GLOSS WILL BE CONSIDERED OR APPROVED.

All exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

Only colors in the approved Exterior Paint Color book or very close matches will be allowed for exterior color changes.

BODY COLOR: \_\_\_\_\_

TRIM COLOR: \_\_\_\_\_

GARAGE DOOR COLOR: \_\_\_\_\_

FRONT DOOR COLOR: \_\_\_\_\_

GUTTER COLOR (IF APPLICABLE): \_\_\_\_\_

DOWNSPOUT COLOR: \_\_\_\_\_

KEY COLOR: \_\_\_\_\_

Association use only:  
Date Received by Management:

- I/We have reviewed or have had the opportunity to review the Architectural Guidelines and Review Procedures set forth by the Board.
- I/We understand and agree that the Association's approval is limited to only that which has been described on this application. Any other changes not specifically listed on this application we might wish to make, whether now or in the future, will require submission of another application.
- I/We understand and agree that it is our obligation to ensure that any and all changes made whether by us or by someone on our behalf are in strict compliance with this application as approved and I/We agree to take any and all action the Association requests and bear in its entirety the cost of such action should the Association deem the changes made by us or someone on our behalf are not in strict compliance with this application as approved.
- I/We agree to store all construction materials only on my/our own property and nowhere else and that all such materials will be removed no later than seven (7) days following completion of all work.
- I/We understand and agree that the authority to perform the work approved must be completed within six (6) months following approval. If alteration is not completed within six (6) months, you will need to resubmit your application. Furthermore, I/We agree to honor any other deadlines established by the Modifications Committee as a condition of their approval.

\_\_\_\_\_  
**Homeowner**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Homeowner**

\_\_\_\_\_  
**Date**

 **APPROVED** as submitted

The undersigned certify that this application has been properly made, all required documentation has been presented, and the proposed project is in full compliance with all existing guidelines:

\_\_\_\_\_  
 REVIEWED AND APPROVED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND APPROVED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND APPROVED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND APPROVED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND APPROVED BY                      PRINT NAME                      DATE

 **DENIED** as submitted

The undersigned certify that this application is incomplete, AND/OR has not been properly made, AND/OR lacks all required documentation, AND/OR the proposed project is NOT in full compliance with all existing guidelines:

\_\_\_\_\_  
 REVIEWED AND DENIED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND DENIED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND DENIED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND DENIED BY                      PRINT NAME                      DATE

\_\_\_\_\_  
 REVIEWED AND DENIED BY                      PRINT NAME                      DATE

**COMMENTS:**



**150 CAVAN LANE  
ORLANDO, FLORIDA 32828  
TELEPHONE: 407-823-9494  
FAX: 407-823-9493**

Preserving and enhancing your way of life

**APPLICATION FOR APPROVAL OF A POOL MODIFICATION.**

Please type or print legibly:

HOMEOWNER(S) NAME: EASTWOOD \_\_\_\_\_

ADDRESS: NEIGHBORHOOD: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

OTHER PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

MAY WE CONTACT  
USING EMAIL?                      YES                      NO

The following is a list of required supporting documentation.

**BUILDING PERMITS:**  
One (1) copy of the Orange County Building Permit **MUST** be submitted as soon as possible.

**SURVEY AND/OR SITE OR PLOT PLAN:**  
A copy of the home's certified survey and/or a site plan, showing the drawn-to-scale location of the proposed change **MUST** be submitted.

**COMMON AREA DAMAGE DEPOSIT:**  
A cashier's check or money order in the amount of **\$1,000. U.S. Dollars** made out to the Eastwood Community Association **MUST** be submitted with any application for a room extension, lanai, addition to the home, or modification in which Eastwood common property may be accessed or affected. Check to be held in a non-interest bearing account. Damage deposits will be held until the completion of ALL projects. Deposits will be released when ALL projects are reviewed and the property is restored to its ORIGINAL STATE.

**ARCHITECTURAL DRAWINGS AND LANDSCAPE PLANS**  
A copy of the home's certified survey and/or a site plan, showing the drawn-to-scale location of the proposed change **MUST** be submitted.

**NEIGHBORING PROPERTY ACCESS LETTER:**  
A letter signed by the homeowner immediately adjacent to the side in which access will be gained **MUST** be submitted.

**FINISH MATERIALS:**  
A description and/or sample of all finish materials to be used **MUST** be submitted, including pool deck color.

**CONTRACTOR ESTIMATE OR PROPOSAL:**  
The contractor's estimate or proposal **MUST** be submitted to better aid the Modifications Committee to understand the nature and scope of your request.

**ORANGE COUNTY RESIDENTIAL POOL SAFETY ACT AFFIRMATION**  
A signed copy of the Orange County Residential Pool Safety Act Affirmation **MUST** be provided for all pool additions. (Page 4)

**PICTURES OR PHOTOGRAPHS:**  
Pictures or photographs indicating style or color **MUST** be submitted particularly for lighting fixtures, storage sheds, functional additions such as hurricane shutters, decorative objects such as nonfunctioning shutters, and similar cosmetic additions.

**AFTER WORK IS COMPLETED:**  
**ALL** vendor signs, garbage, and/or debris resulting from the project **MUST** be removed.



ASSOCIATION USE ONLY:

Date Received by Management:





**PROPERTY ACCESS LETTER**  
(TO BE SIGNED BY ALL OWNERS OF THE PROPERTY)

I/WE (Please print legibly) \_\_\_\_\_  
Grantor's Name

Of \_\_\_\_\_ Orlando, FL 32828  
Eastwood Address

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Grant permission to any member of the Modifications Committee to access our/my property if necessary to conduct any required inspection(s).

\_\_\_\_\_  
Brief Project Description

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Date

**PROPERTY ACCESS LETTER**  
**(TO BE SIGNED BY NEXT DOOR NEIGHBORS/HOMEOWNERS)**

I/We

\_\_\_\_\_ Grantor's Name  
of

\_\_\_\_\_ Grantor's Address

grant permission to

\_\_\_\_\_ Applicant(s)

to access our/my property if necessary in order that the above named Applicants may:

\_\_\_\_\_ Brief Project Description

\_\_\_\_\_  
HOMEOWNER DATE

\_\_\_\_\_  
HOMEOWNER DATE

\_\_\_\_\_  
HOMEOWNER DATE

\_\_\_\_\_  
HOMEOWNER DATE

In consideration of this my permission, the undersigned Applicant(s) agree to be responsible for the following:  
WITHIN ONE MONTH OF COMPLETION:

- The full and complete cleaning of the access area.
- The removal of all signs, trash, or other construction debris from the access area.
- The return of the access area to its original grade if changed.
- The replacement of any damaged sod or other existing foliage if damaged.
- The replacement of any existing plants if damaged.
- The repair of any damage done to your irrigation system.

\_\_\_\_\_  
HOMEOWNER DATE

\_\_\_\_\_  
HOMEOWNER DATE

\_\_\_\_\_  
HOMEOWNER DATE

\_\_\_\_\_  
HOMEOWNER DATE

- I/We have reviewed or have had the opportunity to review the Architectural Guidelines and Review Procedures set forth by the Board.
- I/We understand and agree that the Association's approval is limited to only that which has been described on this application. Any other changes not specifically listed on this application we might wish to make, whether now or in the future, will require submission of another application.
- I/We understand and agree that it is our obligation to ensure that any and all changes made whether by us or by someone on our behalf are in strict compliance with this application as approved and I/We agree to take any and all action the Association requests and bear in its entirety the cost of such action should the Association deem the changes made by us or someone on our behalf are not in strict compliance with this application as approved.
- I/We agree to store all construction materials only on my/our own property and nowhere else and that all such materials will be removed no later than seven (7) days following completion of all work.
- I/We understand and agree that the authority to perform the work approved must be completed within six (6) months following approval. If alteration is not completed within six (6) months, you will need to resubmit your application. Furthermore, I/We agree to honor any other deadlines established by the Modifications Committee as a condition of their approval.

HOMEOWNER	DATE	HOMEOWNER	DATE
-----------	------	-----------	------

***APPROVED as submitted***

The undersigned certify that this application has been properly made, all required documentation has been presented, and the proposed project is in full compliance with all existing guidelines:

REVIEWED AND APPROVED BY	PRINT NAME	DATE
REVIEWED AND APPROVED BY	PRINT NAME	DATE
REVIEWED AND APPROVED BY	PRINT NAME	DATE
REVIEWED AND APPROVED BY	PRINT NAME	DATE
REVIEWED AND APPROVED BY	PRINT NAME	DATE

***DENIED as submitted***

The undersigned certify that this application is incomplete, AND/OR has not been properly made, AND/OR lacks all required documentation, AND/OR the proposed project is NOT in full compliance with all existing guidelines:

REVIEWED AND DENIED BY	PRINT NAME	DATE
REVIEWED AND DENIED BY	PRINT NAME	DATE
REVIEWED AND DENIED BY	PRINT NAME	DATE
REVIEWED AND DENIED BY	PRINT NAME	DATE
REVIEWED AND DENIED BY	PRINT NAME	DATE

**COMMENTS:**

Preserving and enhancing your way of life

**APPLICATION FOR APPROVAL OF A ROOF**

Please type or print legibly:

HOMEOWNER(S) NAME: \_\_\_\_\_

EASTWOOD ADDRESS: \_\_\_\_\_

NEIGHBORHOOD: \_\_\_\_\_

HOME PHONE \_\_\_\_\_

OTHER PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

MAY WE CONTACT \_\_\_\_\_

USING EMAIL?       Yes       No

The following is a list of required supporting documentation. Your application **MAY** be considered and conditionally approved pending receipt of the Orange County building permit; however, one **MUST** be obtained and submitted as soon as it is received.

**BUILDING PERMITS:**

One (1) copy of the Orange County Building Permit **MUST** be submitted as soon as possible.

**PICTURES OR PHOTOGRAPHS:**

Any pictures or photographs indicating style or color **MUST** be provided.

**FINISH MATERIALS:**

A description of all finish materials to be used **MUST** be provided. (Please place roof sample I a Ziploc bag and attach to the application). Roofs must be compatible with home. Neutral, earth tones shingles will be considered. **Orange, Blue, Red or Green** shingle colors will **NOT** be considered.

**CONTRACTOR ESTIMATE OR PROPOSAL:**

The contractor's estimate or proposal **MUST** be submitted to better aid the Modifications Committee to understand the nature and scope of your request.

**AFTER WORK IS COMPLETED:**

**ALL** vendor signs, garbage, and/or debris resulting from the project **MUST** be removed.

ASSOCIATION USE ONLY:

Date received by Management:

**GENERAL DESCRIPTION OF PROPOSED CHANGE**

**(Color, Dimensions, etc.)**

It is your obligation to fully describe the change you want to make and the way you intend to make it so that it can be understood by the Modifications Committee. To do this you **MUST** provide a full and complete description of the actual change you propose to make, how it is you intend to make it, where on your property it will be made and the type and color of all materials you propose to use. You must also submit with your application ALL THE REQUIRED SUPPORTING INFORMATION ON THE PREVIOUS PAGE. YOUR FAILURE TO SUBMIT A COMPLETE APPLICATION OR ONE LACKING THE REQUIRED SUPPORTING INFORMATION WILL RESULT IN THE DENIAL OF YOUR REQUEST.

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*AN APPROVAL OF YOUR APPLICATION DOES NOT RELIEVE YOU OF THE RESPONSIBILITY OF OBTAINING ANY AND ALL NECESSARY PERMITS AS MAY BE REQUIRED BY ORANGE COUNTY, ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT, OR ANY OTHER GOVERNMENTAL BODY THAT HAS JURISDICTION CONCERNING THIS MODIFICATION.*

**Estimated  
Start Date:**

**Estimated  
Completion  
Date:**

- I/We have reviewed or have had the opportunity to review the Architectural Guidelines and Review Procedures set forth by the Board.
- I/We understand and agree that the Association's approval is limited to only that which has been described on this application. Any other changes not specifically listed on this application we might wish to make, whether now or in the future, will require submission of another application.
- I/We understand and agree that it is our obligation to ensure that any and all changes made whether by us or by someone on our behalf are in strict compliance with this application as approved and I/We agree to take any and all action the Association requests and bear in its entirety the cost of such action should the Association deem the changes made by us or someone on our behalf are not in strict compliance with this application as approved.
- I/We agree to store all construction materials only on my/our own property and nowhere else and that all such materials will be removed no later than seven (7) days following completion of all work.
- I/We understand and agree that the authority to perform the work approved must be completed within six (6) months following approval. If alteration is not completed within six (6) months, you will need to resubmit your application. Furthermore, I/We agree to honor any other deadlines established by the Modifications Committee as a condition of their approval.

HOMEOWNER	DATE	HOMEOWNER	DATE
HOMEOWNER	DATE	HOMEOWNER	DATE

 **APPROVED as submitted**

The undersigned certify that this application has been properly made, all required documentation has been presented, and the proposed project is in full compliance with all existing guidelines:

REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	

 **DENIED as submitted**

The undersigned certify that this application is incomplete, AND/OR has not been properly made, AND/OR lacks all required documentation, AND/OR the proposed project is NOT in full compliance with all existing guidelines:

REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	
REVIEWED AND APPROVED BY	PRINT NAME	DATE	

**COMMENTS:**



150 CAVAN LANE  
ORLANDO, FLORIDA 32828  
TELEPHONE: 407-823-9494  
FAX: 407-823-9493

Preserving and enhancing your way of life

## APPLICATION FOR APPROVAL OF A FENCE

Please type or print legibly:

Homeowner(s) Name: \_\_\_\_\_

Eastwood Address: \_\_\_\_\_

Neighborhood: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

### THE FOLLOWING IS A LIST OF REQUIRED SUPPORTING DOCUMENTATION:

#### COMMON AREA DAMAGE DEPOSIT:

A cashier's check or money order in the amount of **\$250 US Dollars** made out to Eastwood Community Association **MUST** be submitted with any application for a fence in which Eastwood common property may be accessed or affected. Damage deposits will be held until the completion of ALL projects. Deposits will be released when ALL projects are reviewed and the property is restored to its ORIGINAL STATE.

#### BUILDING PERMITS:

One (1) copy of the Orange County Building Permit **MUST** be submitted as soon as possible.

#### SURVEY AND/OR SITE OR PLOT PLAN:

A copy of the home's certified survey and/or a site plan, showing the drawn-to-scale location of the fence **MUST** be submitted.

#### CONTRACTOR ESTIMATE OR PROPOSAL:

The contractor's estimate or proposal **MUST** be submitted to better aid the Modifications Committee to understand the nature and scope of your request.

#### NEIGHBORING PROPERTY ACCESS LETTER:

A letter signed by the homeowner immediately adjacent to the side in which access will be gained **MUST** be submitted.

#### PICTURES OR PHOTOGRAPHS:

Pictures or photographs indicating style or color **MUST** be submitted.

#### FINISH MATERIALS:

A description and/or sample of all finish materials to be used **MUST** be submitted.

**AFTER WORK IS COMPLETED:** ALL vendor signs, signs, garbage, and/or debris resulting from the project **MUST** be removed.

#### ASSOCIATION USE ONLY

Date received by Management:



**PROPERTY ACCESS LETTER**  
(TO BE SIGNED BY ALL OWNERS OF THE PROPERTY)

I/WE (Please print legibly)

\_\_\_\_\_ Grantor's Name

Of

\_\_\_\_\_ Orlando, FL 32828

Grantor's Eastwood Address

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Grant permission to any member of the Modifications Committee to access our/my property if necessary to conduct any required inspection(s).

\_\_\_\_\_ Brief Project Description

\_\_\_\_\_ Date

\_\_\_\_\_ Date

\_\_\_\_\_ Date

# PROPERTY ACCESS LETTER

(TO BE SIGNED BY NEXT DOOR NEIGHBORS/HOMEOWNERS)

I/WE (Please print legibly)

\_\_\_\_\_  
Grantor's Name

Of

\_\_\_\_\_  
Orlando, FL 32828

Grantor's Eastwood Address

Grant permission to

\_\_\_\_\_  
Applicant(s)

To access our/my property if necessary in order that the above named applicants may:

\_\_\_\_\_  
Brief Project Description

\_\_\_\_\_  
Homeowner Date Homeowner Date

\_\_\_\_\_  
Homeowner Date Homeowner Date

In consideration of this, my permission, the undersigned applicant(s) agree to be responsible for the following:  
WITHIN ONE MONTH OF COMPLETION:

- The full and complete cleaning of the access area.
- The removal of all signs, trash, or other construction debris from the access area.
- The return of the access area to its original grade if changed.
- The replacement of any damaged sod or other existing foliage if damaged.
- The replacement of any existing plants if damaged.
- The repair of any damage done to irrigation system.

\_\_\_\_\_  
Homeowner Date Homeowner Date

\_\_\_\_\_  
Homeowner Date Homeowner Date

- I/We have reviewed or have had the opportunity to review the Architectural Guidelines and Review Procedures set forth by the Board.
- I/We understand and agree that the Association’s approval is limited to only that which has been described on this application. Any other changes not specifically listed on this application we might wish to make, whether now or in the future, will require submission of another application.
- I/We understand and agree that it is our obligation to ensure that any and all changes made whether by us or by someone on our behalf are in strict compliance with this application as approved and I/We agree to take any and all action the Association requests and bear in its entirety the cost of such action should the Association deem the changes made by us or someone on our behalf are not in strict compliance with this application as approved.
- I/We agree to store all construction materials only on my/our own property and nowhere else and that all such materials will be removed no later than seven (7) days following completion of work.
- I/We understand and agree that the authority to perform the work approved must be completed within six (6) months following approval. If alteration is not completed within six (6) months, I/We will need to resubmit our application. Furthermore, I/We agree to honor any other deadlines established by the Modifications Committee as a condition of their approval.

\_\_\_\_\_  
Homeowner/Date

\_\_\_\_\_  
Homeowner/Date

 **APPROVED** as submitted

The undersigned certify that this application has been properly made, all required documentation has been presented, and the proposed project is in full compliance with all existing guidelines:

REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____

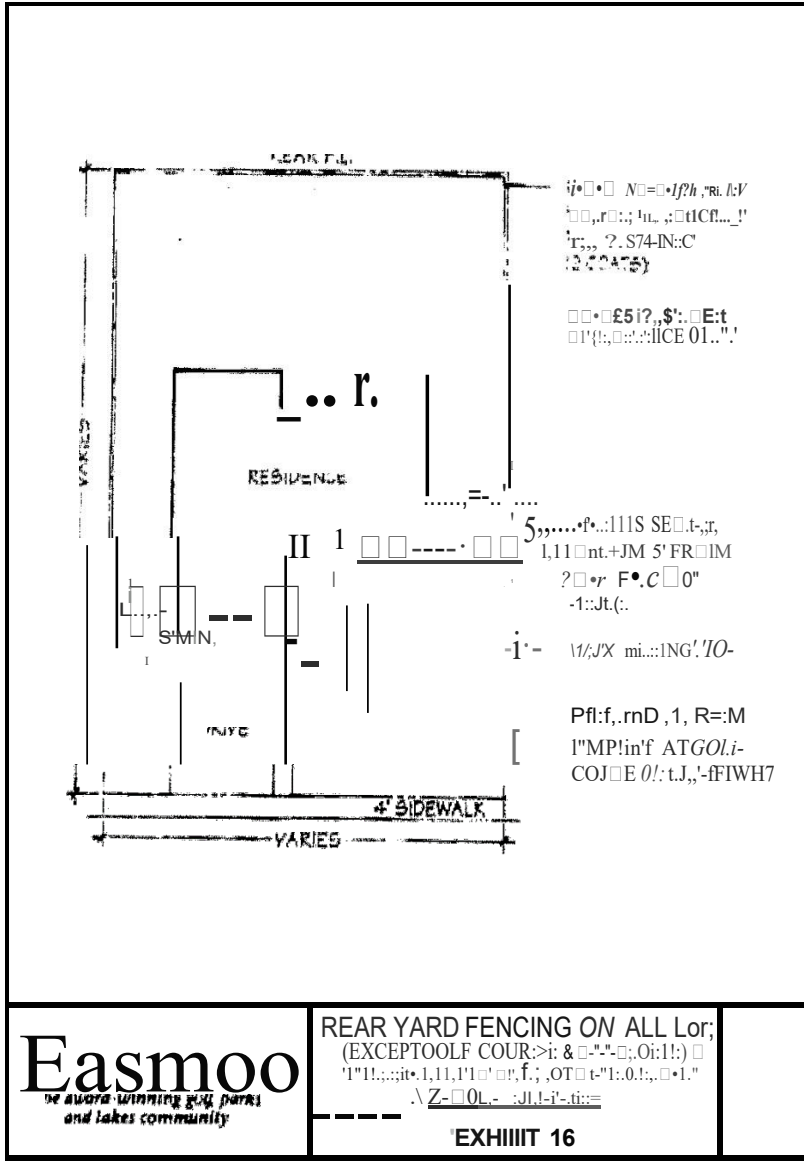
 **DENIED** as submitted

The undersigned certify that this application is incomplete, AND/OR has not been properly made, AND/OR lacks all required documentation, AND/OR the proposed project is NOT in full compliance with all existing guidelines:

REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____
REVIEWED AND APPROVED BY	PRINT NAME	DATE	_____

**COMMENTS:**

APP.ENDJX II - SETBACKS



**Easmoo**  
 the award-winning golf parks  
 and lakes community

REAR YARD FENCING ON ALL LOTS;  
 (EXCEPT HALF COURTS)  
 "1"1...:i...:1,11,111...:f,; OT...:1:0...:0...:1."  
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EXHIBIT 16

ADJOINING LOT

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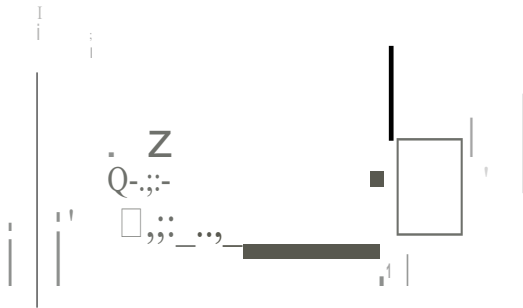
R SID::NCE

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J+ \_DRIVE

FINISHED SIDE OUT.

1 L-----VARIES-----1 1

# EastWood

The award-winning golf, parks  
and Jakes community

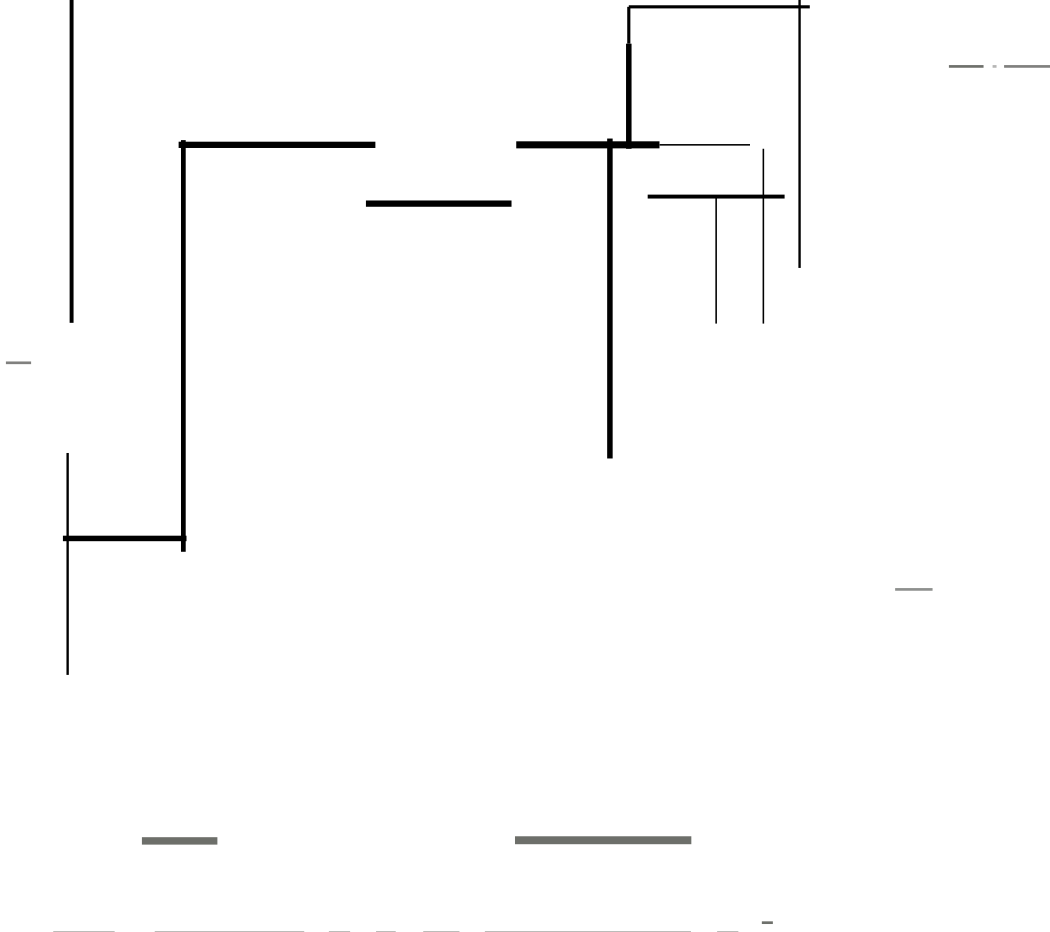
## CORNER LOT WOOD FENCING RESTRICTIONS

2R(1)GRAM 1, PR. ESTD. BOT. SING. FENCE, 6' HT. WOODEN FENCE.  
& Z: PO LCT/LIN. H:JM:S

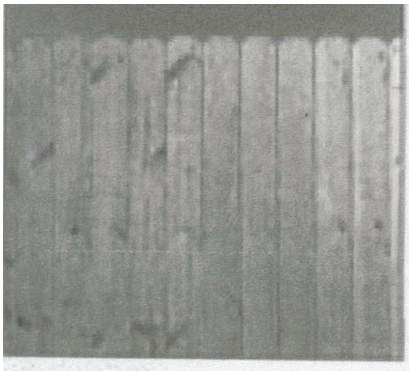
A MINIMUM OF TWO TREES  
REQUIRED TO SOFTEN  
WOODEN FENCE.

EXHIBIT 17

6' HT. WOOD FENCE  
(4' HT. OPTIONAL)

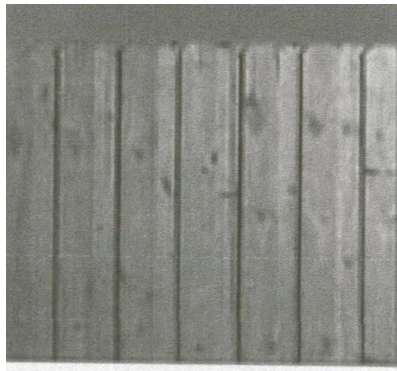


# APPENDIX III - WOOD, VINYL AND ORNAMENTAL FENCING SPECIFICATIONS



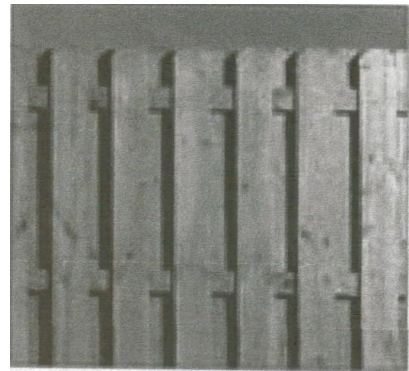
### Stockade

There's plenty of privacy and rustic warmth in this most economical fence.



### Board on Board

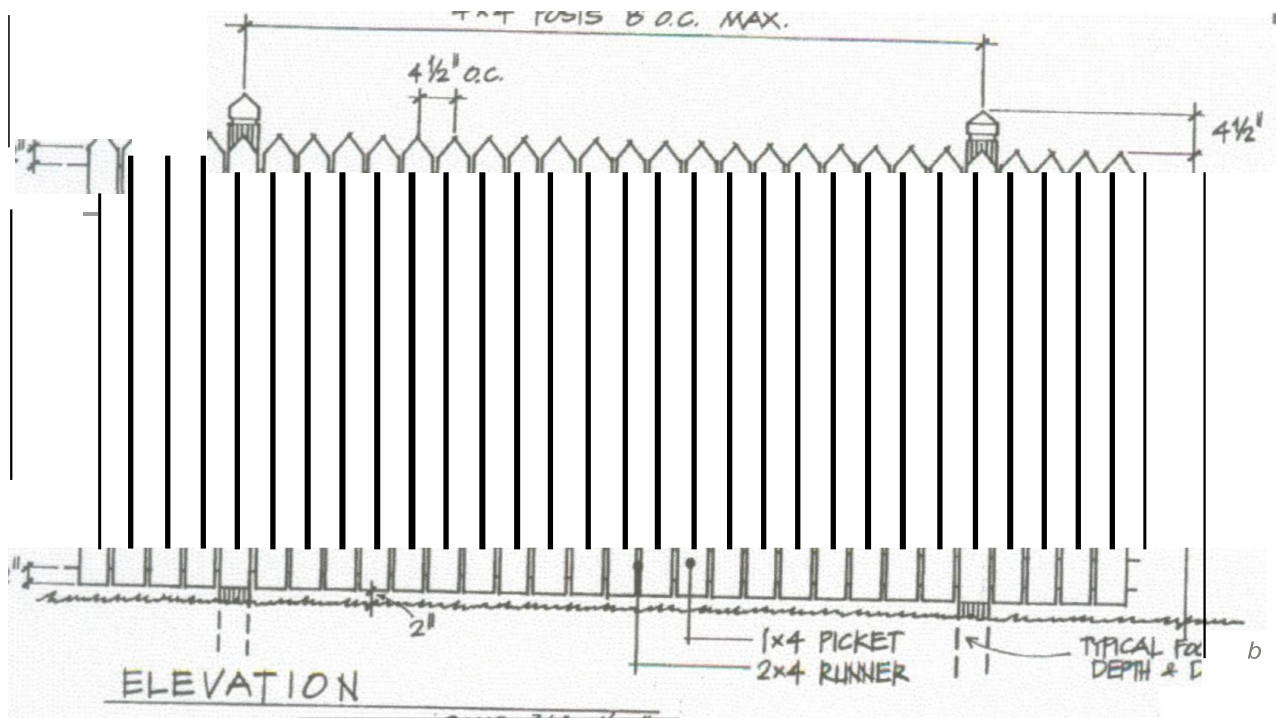
Overlapping fence-boards create a setting, of maximum privacy.



### Shadowbox

The good neighbor fence has the same look on both sides.

Figures 111-1, 111-2 and 111-3  
Picket Fence Styles



so, a. 74t' - 110 .r  
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TR. EATEOPINE.

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fij'

1705T V□, '...i;l

Figure 111-4, Typical Picket Fence Specification with Typical Post Detail

**WOOD FENCE DETAIL**

4' Spaced Picket Fence Detail - Final

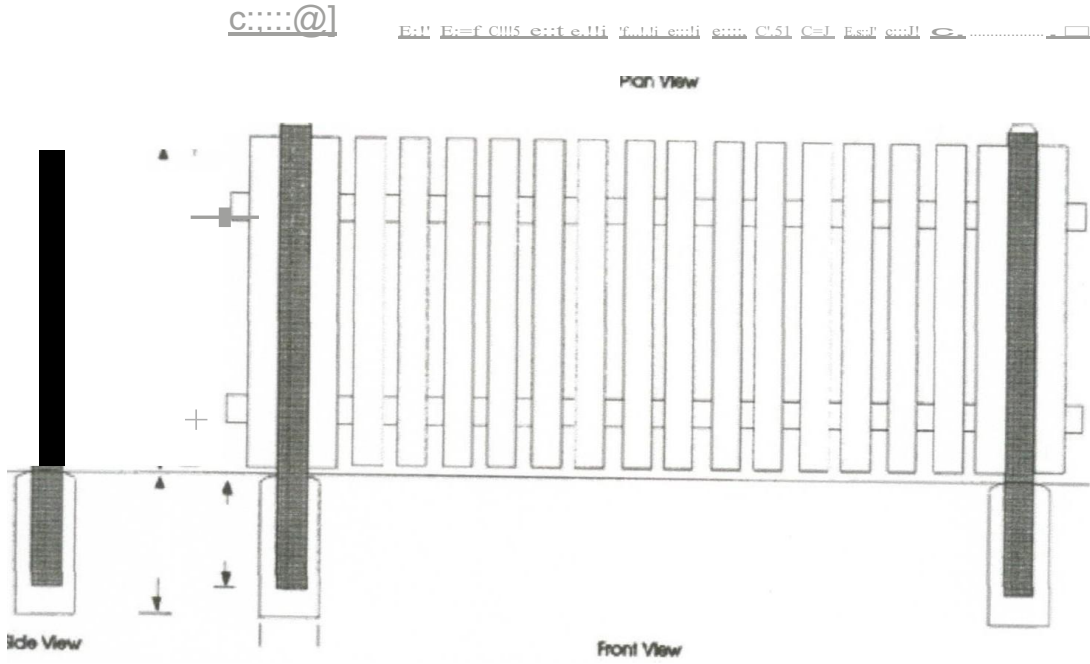
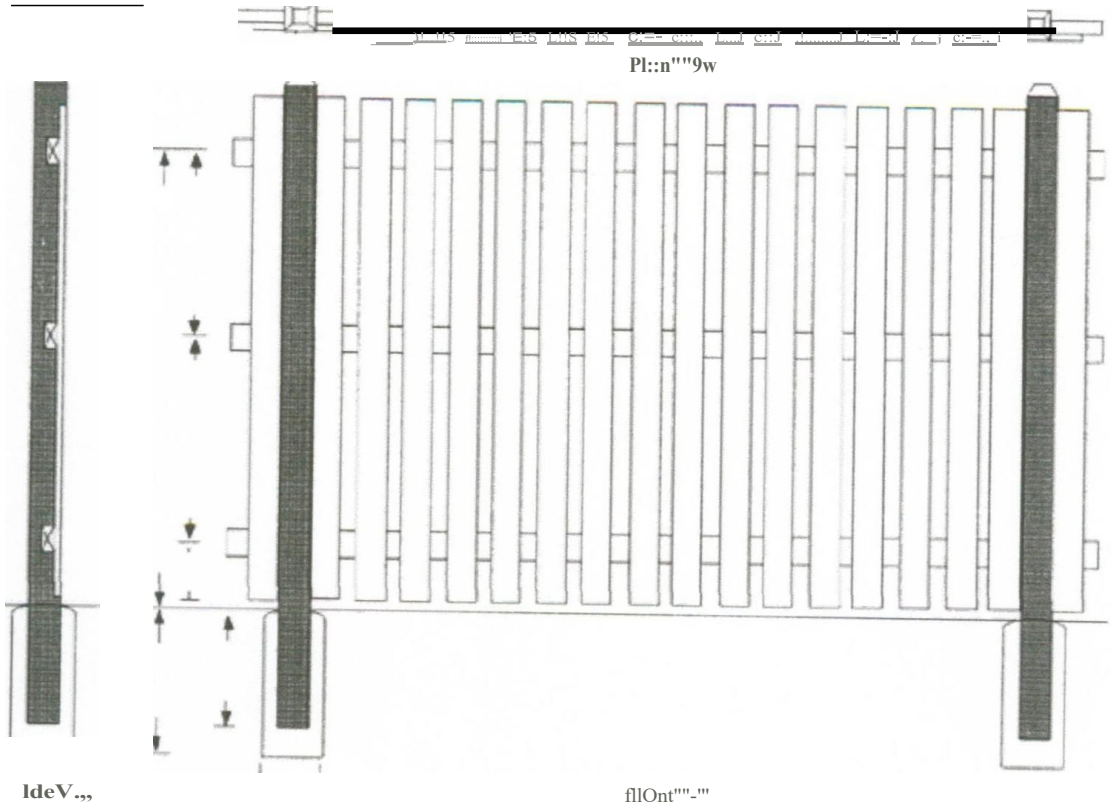


Figure 111-5, Typical Picket Fence Specification

**WOOD FENCE DETAIL**

6' Spaced Picket Fence Detail - Final

NAILED...



# Figure III-6, Typical Picket Fence Specification

## WOOD FENCE DETAIL

4' Spaced Picket, Face-nail

\*\*\*\*\*

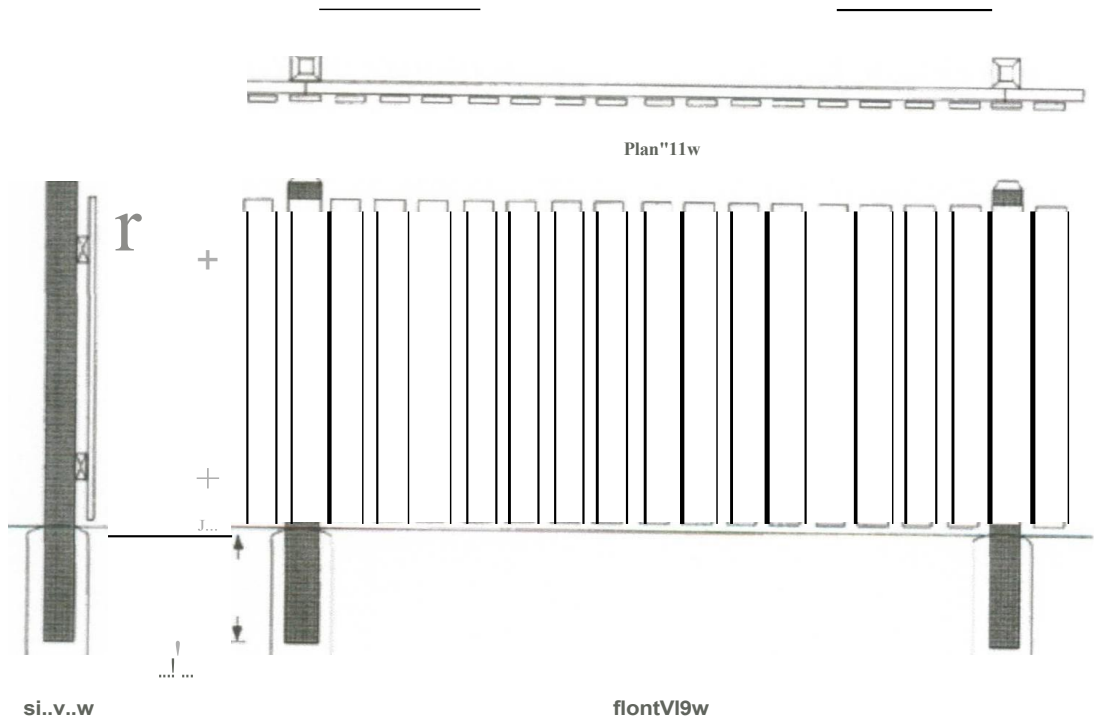


Figure 111-7, Typical Picket Fence Specification

## WOOD FENCE DETAIL

4' Spaced Picket, Face-nail  
Not to Scale

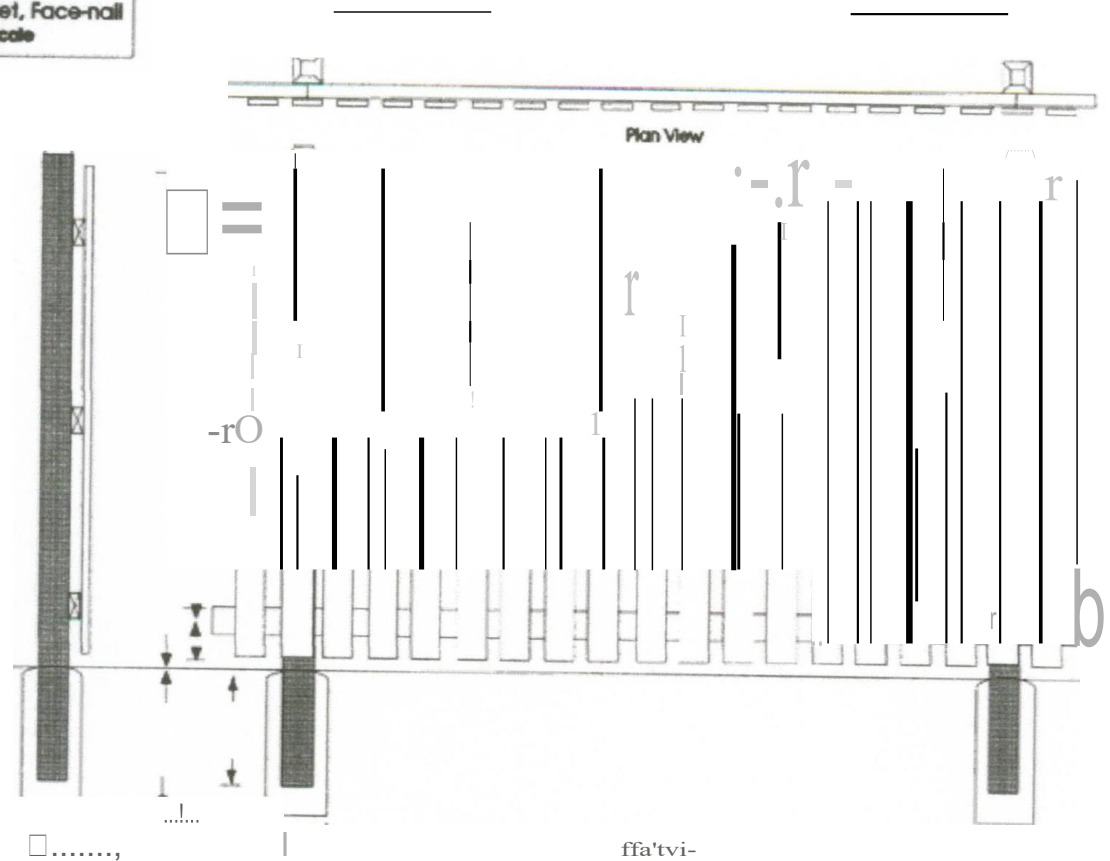
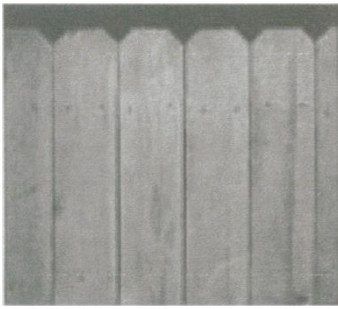
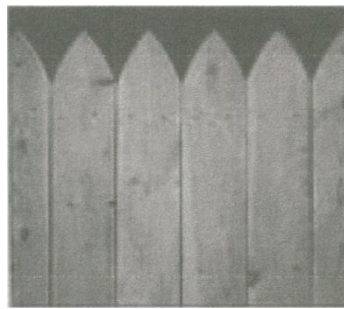


Figure 111-8, Typical Picket Fence Specification

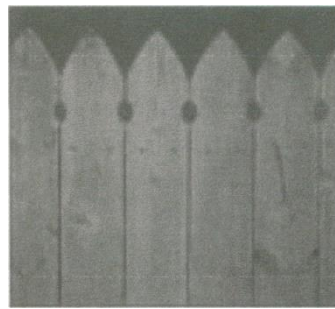
## Fence Board Top Styles



**Dog Ear**  
A natural and contemporary look.

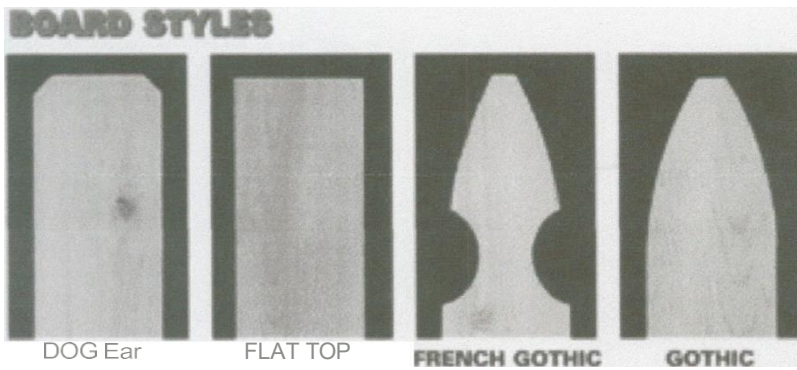


**Gothic**  
Uniformly rounded points.



**French Gothic**  
A striking European accent.

Figures III-9, Dog Ear, Gothic and French Gothic Board Top Styles with Straight Tops



DOG Ear

FLAT TOP

FRENCH GOTHIC

GOTHIC

Figures III-10, Dog Ear, Flat Top, Gothic and French Gothic Board Top Styles

## Fence Top Styles

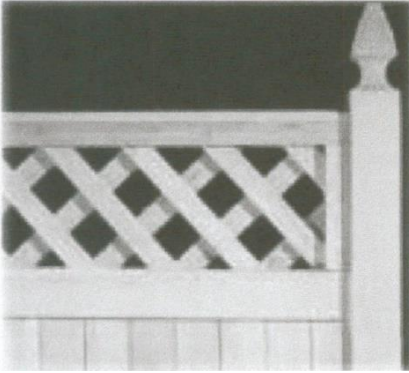


Figure III-11, Lattice Top Style

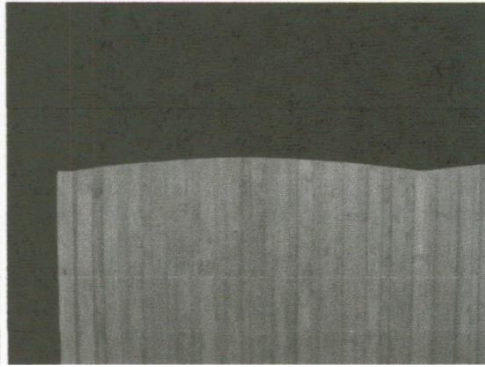


Figure II-12, Domed Top Style-Board-on-Board

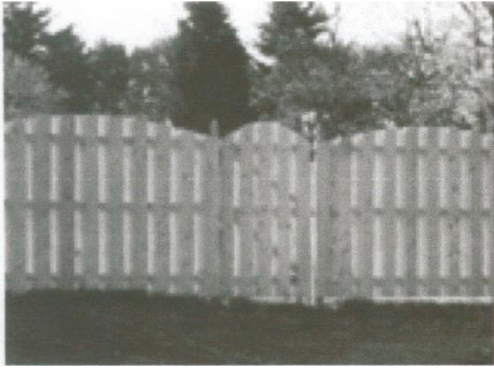


Figure I-13, Domed Top Style-Shadow Box



Figure III-14, Domed Top Style-Stockade (Gate shown)

## **Materials**

### **Cedar:**

Advantage is its weather resistance, but left untouched, it will naturally turn gray over time. Boards

will shrink with age leaving gaps in stockade fences.

Cedars are naturally durable woods, but they're also prone to fading, cracking, and splitting. They're also prime targets for mold and mildew.

### **Cypress:**

Advantage is ability to expand and contract with weather without the typical cracking, splitting, and

warping as expected with pine, but left untouched, it will naturally turn gray over time.

### **Pressure Treated Pine:**

Although pine will have some cracking, splitting, and warping, it has a longer life span than other

existing materials. Generally, carries limited warranty against rot and decay.

Pressure-treated lumber is not indestructible. Although it has a preservative to protect against rot, decay, insects, pressure-treated lumber soaks up water and can badly crack, check, split and warp.

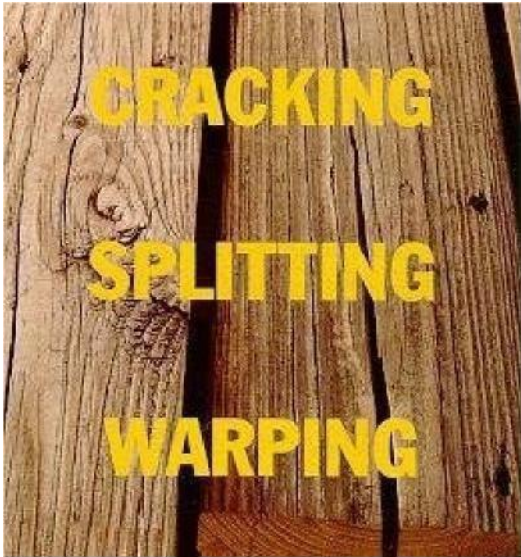
### **Ultrawood:**

A pressure-treated pine material that has not only been treated with a higher content of preservatives, it has also had a water repelling agent injected into the board, giving it an even longer lifespan with a reduction of cracking, splitting, and warping. Has one of the best warranties in the wood fence industry (50-year limited warranty).

## SEALS AND STAINS — WHY IT IS REQUIRED!

### DON'T LET MOTHER NATURE RUIN YOUR FENCE INVESTMENT

Rain. Sun. Mildew. Rot. Insects. They're all on the attack, intent on spoiling the beautiful look you've worked so hard to achieve. Water soaks into wood's fibers, which leads to cracking, splitting, and warping.



The sun bakes your wood, draining moisture and color. Mold, mildew, and algae are unsightly. Rot not only looks ugly, but also can break down wood's structural integrity. So can insects.

The Eastwood and Preserve fencing specifications require the use of a wood seal or stain to retain the natural beauty of the fence and prevent the problems and unsightly results that occur when a seal or stain is not used. **SEALING AND STAINING IS REQUIRED. THE ARCHITECTURAL REVIEW FORM SHALL INDICATE THE MANUFACTURER AND BRAND OF THE SEAL OR STAIN TO BE USED.** The receipt for the seal or stain shall be retained for five years by the owner and should be part of the final Architectural Review Application.

General Fence Specifications -Vinyl

The figures below illustrate some typical fence styles acceptable to the Modifications Committee. Other styles will be considered. An application is required for ALL styles.



Privacy Fence (3 Rail)  
Style #6

Fence Section (6' high x 6'wide, 3-rail)

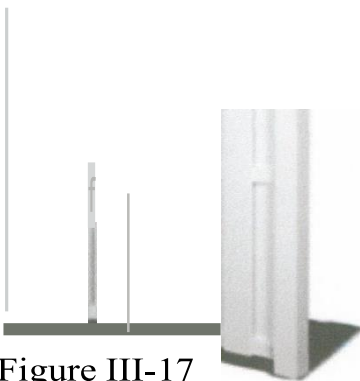
Figure III-15



Privacy Fence/Lattice Top  
Style #7

Fence Section (6' high x 6-wide, 3-rail)

Figure III-16



Shadow box Privacy Fence  
Style #8

Fence Section (6' high x 6'wide, 3-rail)

Figure III-17



Figure III-18

## Scalloped Picket Fence Style #1

Fence Section (42" high x 8' wide,  
2" x 2" picket, 2 – Rail)



Figure III-19

## Standard Picket Fence (1-1/2" x 1-1/2") Style#2

Fence Section (4' high x 8' wide,  
1-1/2" x 1-1/2" picket, 2-rail)

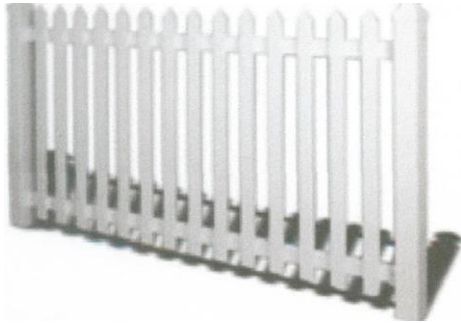


Figure III-20

## Standard Picket Fence (1" x 3") Style#3

Fence Section (4' high x 8' wide,  
1" x 3" picket, 2-rail)

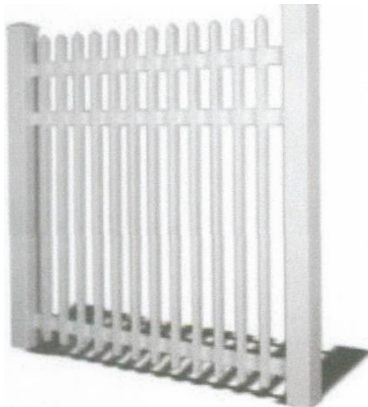


Figure III-21

## Standard Picket Fence Style #5

Fence Section (6' high x 6' wide,  
2" x 2" pickets, 3-rail)

## General Fence Specifications -Ornamental

The figures below illustrate some typical fence styles acceptable to the Modifications Committee. Other styles will be considered. An application is required for ALL styles.

The styles shown below are from Jerith's product line. Jerith is a manufacturer of quality aluminum ornamental fencing. This is not an endorsement of the Jerith line. Other manufacturer's products are acceptable.

The styles of ornamental fencing to be allowed on golf course lots shall be of a simple design, substantially similar to that previously approved by the Modifications Committee and in keeping with the styles already installed along the same lot lines if applicable.

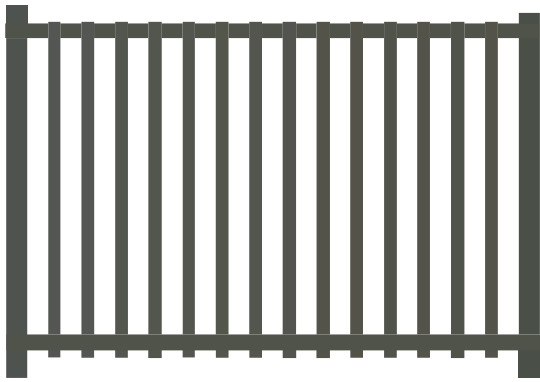
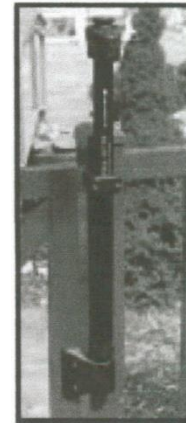


Figure III-22

**Ovation** is a simple design that uses larger rails and pickets to meet most swimming pool enclosure codes without sacrificing strength. No pickets are exposed either above or below the rails for added safety. In addition, all Ovation style gates are equipped with a Magna-Latch ( **shown left**) with a built-in key lock as the standard latch.



Acceptable Golf Course Style when allowed.

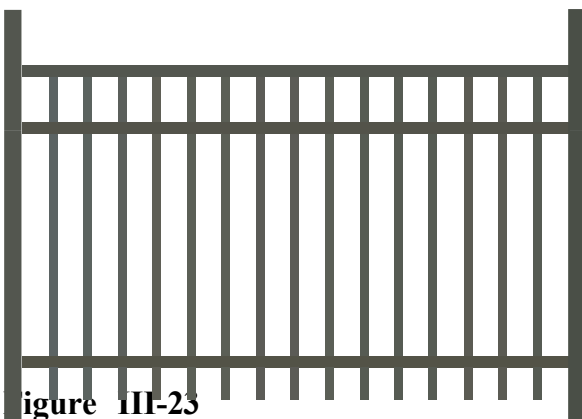


Figure III-23

Style #101 is a traditional wrought iron design. The points of the pickets are even across the top of the section.

Acceptable Golf Course Style when allowed.

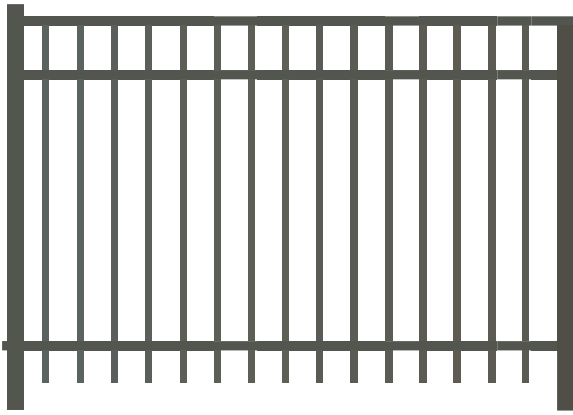


Figure III-24

Style #202 is a more modern design with a smooth rail on top rather than exposed picket points.

Acceptable Golf Course Style when allowed.



Figure III-25

Style #301 is similar to Style #101 but with a 1-5/8" space between the pickets below the top rail. This narrow spacing gives added safety and security by preventing footholds and keeping animals from squeezing through the fence.

Closely spaced pickets cause increased visual obstruction, therefore this is not an acceptable golf course style.

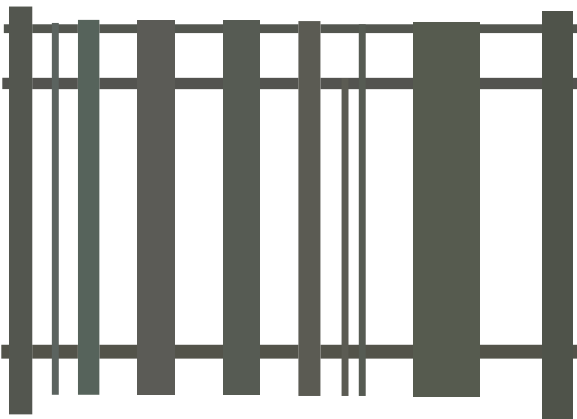


Figure III-26

Style #302 is a smooth top version of #301 for those who do not want exposed points on their fence. The pickets between the top two rails are spaced less than 4" apart for a more stylish look.

Closely spaced pickets cause increased visual obstruction, therefore this is not an acceptable golf course style.

## **Golf Course Fencing**

### **GENERAL**

Fences on any golf course property are discouraged (Declaration of C&Rs, Article IX, Section 15). For a fence to be allowed on the Golf Course, the following factors or objectives will be considered by the Modifications Committee.

A strong design concept for the fence must be presented.

The fence must be needed to satisfy a purpose such as retention of children or dog(s). Security is not considered a valid need.

The fence must be tied to the design and layout of the home and any fences in the vicinity of the lot. The fence WILL NOT be allowed to enclose the total portion of the rear property line of the home. The reason is to limit the obstruction of view of adjacent residents and visual impact on the golf course. The fence layout, style and design must be developed in coordination with the Modifications Committee. The owner MUST contact the MC to schedule a meeting to discuss the design and layout and impact on the adjoining properties in an effort to create a concept meeting the requirements of the Association and the owner.

The decision of the MC on the final approved design and layout is final. The owner may appeal any decision as previously defined.

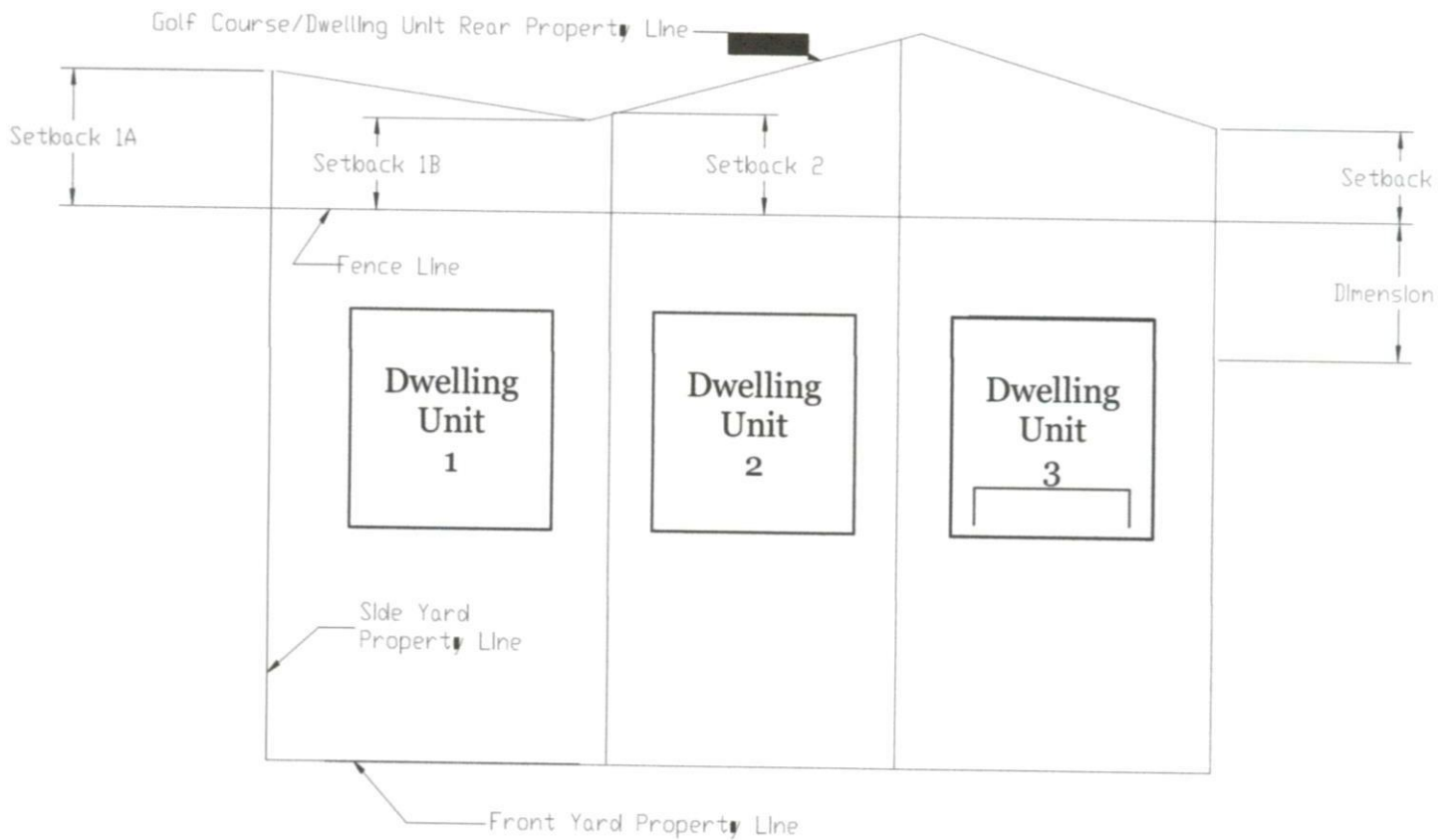
Only four (4) foot high, black wrought iron or aluminum ornamental fencing will be allowed on the golf course. NO OTHER TYPE OR STYLE OF FENCING WILL BE ALLOWED. Aluminum is the material recommended by the Association.

### **SETBACKS**

The fencing will be setback a distance from the rear of the property line to ascertain that the "open space" view of the golf course or adjacent lot owners is not adversely visually impaired. In considering this objective, the MC will consider integrating the gate with a pool or patio enclosure. The setback from the rear property line shall be no less than fifteen (15) feet from the rear of the property line (Declaration of Restrictive Covenants, dated 12/16/94 as pertains to the Golf Course, Article V, Section 1(c) which states that no fencing, screening or above ground structure will be permitted within the Residential Property within fifteen feet of the boundary of the Golf Course Property, except with the written consent and approval of the owner of the Golf Course Property.

The concepts and considerations outlined in the following list will be used to maintain consistency among fences placed on Residential Properties abutting Golf Course Property. The Modifications Committee, working with the homeowner, will adhere to these concepts and considerations as much as possible to maintain the general consistency of other fencing along adjacent lot lines, maintaining a common fence line along the adjacent properties and maintaining the "open space" views of adjacent properties. (See Figure III-27).

Figure III-27



## DESIGN CONCEPTS AND CONSIDERATIONS

CONCEPT 1: The rear fence line will be setback a minimum of fifteen (15) feet from the rear boundary property line between the Gold Course Property and the Residential Property. This requirement will consider the following factors.

1. Generally, for lots with pools, screen enclosures and screen houses, a strong design concept is formed when the rear of the fence line is made coincident with the rear of the pool, screen enclosure and screen house as shown in Figure 11-27.
2. This concept must consider other lots adjacent to the subject lot and existing fences on those lots as discussed in Concept 2.
3. Fences installed prior to January 31, 2001 (pre-turnover) may not adhere to these guidelines. Recognizing the fact that the pre-turnover fence was installed prior to establishment of these guidelines, subsequently allowed fences are not required to match rear lot line fences as such fences are discouraged.
4. In some instances, where the rear distance "L" (see Figure 11-27) is insufficient to allow a the fifteen foot setback and as such a reasonable distance from house to fence line, allowing a fence must be carefully considered.

CONCEPT 2: The rear fence line will be coincident with other lots adjacent to the subject lot and existing fences on those lots as much as possible.

1. This concept is illustrated in Figure 11-27.
2. In some instances, Concept 1 and Concept 2 will conflict. Resolution will require a detailed review of the existing lots and the subject lot in order to develop a strong design concept.
3. Fences installed prior to January 31, 2001 (pre-turnover) may not adhere to these guidelines. Recognizing the fact that the pre-turnover fence was installed prior to establishment of these guidelines, subsequently allowed fences are not required to match rear lot line fences as such fences are discouraged.

CONCEPT 3: The material and style of the fence shall be a plain style, black, four (4) foot high wrought iron or aluminum ornamental fencing.

The fence style to be used shall be substantially similar to any existing fence style unless that fence style was installed prior to January 31, 2001 (pre-turnover) recognizing the fact that the pre-turnover fence was installed prior to establishment of these guidelines.

## CONSIDERATIONS TO BE MADE AND DETERMINED BY THE MODIFICATIONS

COMMITTEE: CONSIDERATION 1: The need for the fence must be evaluated.

1. As previously stated, golf course fences are discouraged.
2. The owners of the home must be able to articulate the need for a fence. A need can be restraint of children or a dog. Security is not considered a valid need as a 4' high fence is not a deterrent.
3. Pools not enclosed with a County approved screen enclosure will require a five (5) foot high fence meeting the requirements of the Orange County Code. This will be the only approved height differential for the four foot requirement.

CONSIDERATION 2: A strong design concept for the fence must be forged between the homeowner and the Modifications Committee.

1. Request for a fence on the golf course when accompanied by a well-articulated need for the fence shall be considered by the Modifications Committee but only when a strong design concept as outlined above is developed.
2. Such a strong design concept considers the following characteristics.
  - a. "Open Space" and the view of adjacent property that does not have a fence needs to be considered.
  - b. The Modifications Committee, in its determination, may confer with the owners of adjacent properties in an effort to develop a fence design that limits the intrusion of the fence into neighboring owner's views.
  - c. In considering such obstructions, the Modifications Committee shall take into account the obstruction of any existing pool or patio and enclosure. The concept here is that a 4' high ornamental fence in black is less intrusive than a 12' high screen enclosure.
  - d. "Golf Course View" is considered by not allowing fences to the rear property line including homes on water owned by the Golf Course.
  - e. The consideration here is not to create a "hemmed" in look to the golf course.
  - f. The least intrusive fence style will be the only style allowed. That style is:
3. Black Wrought Iron or Aluminum Ornamental Fencing
  - a. Four (4) feet maximum height.  
Plain style that is easily seen through.

## **APPENDIX IV — GENERAL LANDSCAPE REQUIREMENTS**

### **General:**

1. The immediate area around each house shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting and screening of services.
2. Each lot shall also be provided with sufficient shrubs, hedges, and/or groundcover to provide partial screening, seasonal color and intermediate scale to the lot.
3. Use of inorganic materials (i.e., rocks, gravel) to function as groundcover or paving substitutes shall be allowed only with MC approval and shall only be used when governed by a strong design concept.
4. All landscaped areas, including lawns, shall be provided with an automatic, underground irrigation system. Irrigation systems shall be designed in such a manner that water is not sprayed on impervious surfaces (such as roadways, sidewalks and driveways) or adjacent properties.
5. All plant material shall conform to the minimum standards for grade #1 plant material or better, as set forth in "Grades and Standards for Nursery Plants," State of Florida Department of Agriculture.

### **Minimum Irrigation Specifications:**

1. All residential landscaped areas shall be provided with a fully automatic irrigation system capable of one hundred percent (100%) coverage throughout all portions of the property. Drip irrigation for planting beds will be considered where applicable.
2. All irrigation heads will be of such variety and installed in such a manner as to be generally out of sight.
3. All exposed time clocks, switchgear, and equipment should be appropriately screened from view to the greatest extent possible.

## APPENDIX V — Planting Materials

1. The following plant materials have been chosen to serve as a basic guideline for the general range of vegetation that may be considered for use throughout the community.
2. Other plant species and alternate varieties may be proposed and subject to ARC or MC approval.
3. The Modifications Committee suggests that all residents consider using only cold- tolerant plant materials in the front yards and side yards directly visible from the street. Cold tolerant plant materials will provide year-round beauty to the landscaping by not becoming "burned" by frost and dying.
4. All plant materials, regardless of inclusion on this must be approved.

### 1.1 Street Trees

These are the only recommended street trees. Other trees may be approved on a case- by-case basis. All trees on this list must be approved.

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
Crape Myrtle*	Lagerstoemia indica
Laurel Oak	Quercus laurifolia
Live Oak	Quercus virginiana
Shumard Oak	Quercus shumardii
Southern Magnolia	Magnolia virginiana and/or Magnolia grandiflora
Sweet Gum	Liquidambar styraciflua
Winged Elm	Ulmus alata

\* The Crape Myrtle is a specimen tree that can be used in cul-de-sacs where the trees mentioned above are too large for the easement tract between the sidewalk and the street.

## 1.2 Primary Canopy Tree

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
Laurel Oak	Quercus laurifolia
Live Oak	Quercus virginiana
Red Maple	Acer rubrum
Shumard Oak	Quercus shumardii
Southern Magnolia	Magnolia virginiana and or/ Magnolia grandiflora
Sweet Gum	Liquidamar styraciflua
Sycamore	Plantanus occidentalis
Winged Elm	Ulmus alata

## 1.3 Flowering Trees

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
“Majestic Beauty” Oleander oleander (free form)	Nerium
Crape Myrtle	Lagerstoemia indica
Golden raintree	Koelreuteria paniculata
Indian Hawthorn (free form)	Raphiolepis
Loblolly Bay	Gordonia lasianthus
Redbud	Cercis Canadensis
Sauser Magnolia	Magnolia soulangeana
Sweetbay Magnolia	Magnolia virginiana

## 1.4 Accent Trees and Specimen Shrubs/Palms

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
"Majestic Beauty" Oleander (free form)	Nerium oleander
Drake Elm	Ulmus parvifolia "Drake"
European Fan Palm	Chamerops humilis
Hollies: Carolina #2	Ilex opaca
Carolina #2 Yaupon	Ilex vomitoria
Hollies: Lusterleaf	Ilex latifolia
Hollies: Savannah	Ilex opaca
East Palatka	Ilex opaca "Savannah"
East Palatka Fosters	Ilex x fosteri "Savannah"
Hollywood Juniper	Juniperus torulosus
Indian Hawthorn (free form)	Raphiolepis
Japanese Black Pine	Pinus thunbergiana
Loquat	Eriobotrya japonica
Needle Palm	Rhapidophyllum hystrix
Pindo Palm	Butia capitata
Queen Palm	Syagrus romanzoffiana
River Birch	Betula nigra
Southern Wax-Myrtle	Myrica cerifera
Tree Ligustrum	Ligustrum japonicum
Washington Fan Palm	Washingtonia robusta

## 1.5 Evergreen Shrubs and Hedges

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>
Anise tree	<i>Ilicium parvifolium</i>
Azalea (too many to mention)	<i>Rhododendron</i> sp.
Fatsia	<i>Japonica</i>
Gardenia	<i>Gardenia jasminoides</i>
Hollies:	
Dahoon Holly	<i>Ilex casseine</i>
Nellie R. Stevens	<i>Ilex</i> x “Nellie R. Stevens”
Burford	<i>Ilex cornuta</i> Burfordi
Dwarf Burford	<i>Ilex cornuta</i> Burfordi”nana”
Inkberry	<i>Ilex glabra compacta</i>
Laurestinus Viburnum	<i>Viburnum Tinus</i>
Nandina	<i>Nadina Domestica</i>
Oleander	<i>Nerium oleandar</i>
Pittosporum	<i>Pittosporum tobira</i>
Sandankwa Viburnum	<i>Viburnum suspensum</i>
Scarlet firethorn	<i>Pyracantha coccinea</i>
Spanish Bayonet	<i>Ucca aloifolia</i> Fatsia
Sweet Viburnum	<i>Viburnum odoratissum</i>
Thorny Eleagnus	<i>Elagnus pungens</i>
Wax Myrtle	<i>Myrica cerifera</i>
Wax-leaf Ligustrum	<i>Ligustrum japonicum</i>

## 1.6 Deciduous Flowering Shrubs

### COMMON NAME

Azalea Species  
Big leaf Hydrangea  
Chaste Tree  
Flowering Quince  
Ginger Lily  
Lady Banks Rose  
Native Azaleas  
Oakleaf Hydrangea  
Summersweet Clethra  
Vanhoutte Spirea

### SCIENTIFIC NAME

Rhododendron sp.  
Hydrangae macrophylla  
Vitex agnescastus  
Chanomeles lagenaria  
Hedychium sp.  
Rosa banksia  
Rhododendron sp.  
Hydrangea quercifolia  
Clethra alnifolia  
Spirea vanhouttei

## 1.7 Ornamental Grasses

### COMMON NAME

Fountain Grass  
Maiden Grass  
Pampas Grass  
Small Cord Grass  
Zebra Grass

### SCIENTIFIC NAME

Pennisetum alopecuroides  
Miscanthus gracillimus  
Cortaderia sellowiana  
Spartina patens  
Miscanthus strictus

## 1.8 Low Shrubs

### COMMON NAME

Arborvitae  
Banana Shrub  
Box Honeysuckle  
Camellia  
Cape-Jasmine (Gardenia)  
Carissa Holly  
Chaste Tree  
Chinese Mahonia  
Cleyera  
Common Oleander  
Coral Ardisia  
Dwarf Abelia (Sherwood)  
Dwarf Anise  
Dwarf Cape-Jasmine (Gardenia)  
Dwarf Firethorn  
Dwarf Junipers (several)  
Dwarf Pittosporum (Wheelers)  
Dwarf White Hawthorn  
Dwarf Yaupon  
Dwarf Yaupon Holly (Schillings)  
Firethorn  
Florida Jasmine  
Formosa Firethorn  
Glossy Abelia  
Hydrangea  
Indian Hawthorn  
Japanese Anise-tree  
Japanese Barberry  
Japanese Boxwood  
Japanese Holly (Dwarf)

### SCIENTIFIC NAME

*Thuja orientalis*  
*Michelia fuscata*  
*Lonicera nitida*  
*Camellia japonica*  
*Gardenia jasminoides*  
*Ilex cornuta* "carissa"  
*Vitex agnus-castus*  
*Mahonia fortunei*  
*Cleyera japonica*  
*Nerium oldeander*  
*Ardisia crenata*  
*Abelia grandiflora* "Sherwoodi"  
*Illicium parviflorum*  
*Gardenia jasminoides* "prostrata"  
*Pyracantha* spp.  
*Juniperus* sp.  
*Pittosporum tobira* "Wheeleri"  
*Raphiolepis indica* 'alba'  
*Ilex vomitoria* `nana'  
*Ilex vomitoria* "Schillings"  
*Pyracantha coccinea*  
*Jasminum floridanum*  
*Pyracantha koidzumi*  
*Abelia grandiflora*  
*Hydrangea macrophylla*  
*Raphiolepis indica rosea*  
*Illicium anisatum*  
*Berberis thunbergii atropurpurea*  
*Buxus microphylla* cv. Japonica  
*Ilex crenata*

Japanese Privet (Glossy)	Ligustrum japonicum
Japanese Yew	Podocarpus macrophylla maki
MajesticBeauty Hawthorn	Rhapiolepis indica 'majestic beauty'
Nandina	Nandina domestica
Osmanthus	Osmanthus spp.
Primrose Jasmine	Jasminum mesnyi
Reeves Spirea	Spiraea cantoniensis
Rosemary	Rosemarinus officianilis
Sasanqua camellia	Camellia sasanqua
Serissa	Serissa foetida
Showy Jasmine	Jasminum mesnyi
Silverthorn	Elaeagnus pungens Variegated
Chinese Privet	Ligustrum sinensis variegata
Windmill Palm	Trachycarpus fortunei

## 1.9 Ground Covers and Vines:

Algerian Ivy	Hedera canariensis
Asiatic Jasmine	Trachelospermum asiaticum
Aspidistia	Aspidistia elatior
Carolina Jessamine	Gelsemium sempervirens
Carolina Yellow-jessamine	Gelsemium sempervirens
Carpet Bugle	Ajuga reptans
Cast Iron Plant	Aspidistra elatior
Chinese Wisteria	Wisteria sinensis
Climbing Fig	Ficus pumila
Confederate Jasmine	Trachelospermum jasminoides
Daylily	Hemerocallis sp.
Dwarf Periwinkle	Vinca minor
English Ivy	Hedera helix
Fatshedra	Fatshedra lizei
Fig Vine	Ficus pumila (repens)
Geneva Bugleweed	Ajuga genevensis
Gold Mount Lantana	Lantana camara "Gold Mound"
Holly Fern	Cyrtomium falcatum
Horizon Lantana	Lantana camara "Horizon"
Juniper (many varieties)	Juniperus sp.
Lily-turf	Liriope spp
Liriope Evergreen Giant	Liriope "Evergreen Giant"
Mondo	Ophiopogon japonicus
Mondo Grass	Ophiopogon japonicus
Painted Trumpet	Clytostoma callistegioides
Passion Flower	Passiflora spp.
Periwinkle	Vinca major
Peter Pan	Agapanthus Africanus
Plumbago	Plumbago capensis
Running Strawberry Bush	Euonymus fortune
Trumpet Creeper	Campsis radicans
Trumpet Honeysuckle	Lonicera sempervirens
Weeping Lantana	Lantana montevidensis

## **APPENDIX VI — SPECIFICATIONS FOR RETAINING WALLS ON LAKE #50 IN NORTHWOOD**

WHERE LOSSOFRESIDENTS'PROPERTY HASTAKEN PLACE:

ALL retaining wall applications MUST be accompanied by a drawing of intended scope of project. The application shall include a survey of the area where the retaining wall will be constructed and must clearly show that the retaining wall will be installed on the owners' lot. A specification sheet of all materials being used MUST also be submitted for the Modifications Committee to review for approval or denial as well as the property survey. Residents need to carefully check survey/plat for drainage easements and avoid any damage to these and make sure they are NOT INCLUDED in the retaining wall. There will be a \$1,000 deposit by cashier check and will be refunded when all work is completed and property inspected by someone on the Committee or Management. Any damage incurred will be repaired at residents' expense.

ALL APPLICATIONS FOR RETAINING WALLS WILL BE INSPECTED BY COMMITTEE PRIOR TO ANY WORK BEING DONE.

All retaining walls built on ponds must maintain a height to be consistent with the existing grade of the applicant's property and that of their NEIGHBOR'S property.

Wall shall be constructed of AO ACQ pressure treated pine (MARINE GRADE) lumber with a life expectancy of **20-25** years OR equivalent material subject to Modifications approval.

If better grade material becomes available for this purpose and also has the same look of previous material, it will be considered by the Committee.

The wall shall consist of 4 in. x 4 in x 8 ft. poles buried a minimum of 4.5 ft. into lake or pond bed, no more than 8' in separation will be allowed and will be connected by two (2) rows of 2 in. x 6 in. horizontal framing planks. (NOT TO EXCEED APPLICANTS PROPERTY LINE)

2 in. x 6 in. x 8 ft. tongue and groove pilings will be jetted into soil and attached to horizontal framing planks using exterior grade screws.

Each 4 in. x 4 in. post will be anchored to land by means of a metal cable connected to buried aluminum deadpan post.

Finished wall must be treated with a clear waterproofing stain.

BEFORE backfilling, a FILTER FABRIC will be placed behind wall and draped up the opposite bank to provide full coverage between soil and wall. This inhibits any soil from falling through any potential opening, but allows for water to drain through the cloth.

THE MODIFICATIONS COMMITTEE WILL MAKE AN INSPECTION BEFORE ANY BACKFILLING MAY PROCEED. IT WILL BE UP TO APPLICANT TO INFORM MANAGEMENT WHEN THEY ARE AT THIS POINT. PLEASE SCHEDULE THIS INSPECTION IN ADVANCE AS IT CANNOT TAKE SEVERAL DAYS TO ARRANGE.

## **APPENDIX VII — SPECIFICATIONS FOR MAILBOXES (Fairway Pointe)**

**Approved Mailbox replacement for Fairway Pointe properties:** Savannah Mailbox DXF54-2485-2X, Top Mounted, Fluted Burial Pole with Decorative Base.

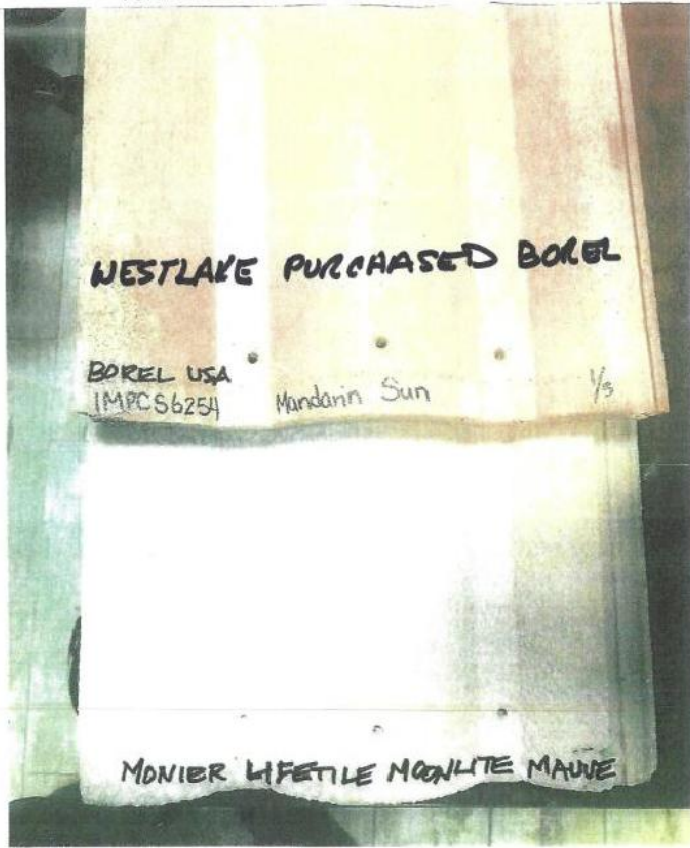
Similar styles of mailboxes may be accepted upon review and approval of an application submitted to the Modification Committee.



Savannah Mailbox DXF54-2485-2X  
Top Mounted  
Fluted 4' Burial Pole with Decorative Base

**APPENDIX VIII — SPECIFICATIONS FOR TURNBERRY POINTE ROOFING AND PAINT COLORS**

TURNBERRY POINTE APPROVED ROOF TILES



TURNBERRY POINTE APPROVED PAINT COLORS

**WHITE**

SHERWIN-WILLIAMS 05/07/13  
 Sher-Color(tm) Order# 2114-0114362  
 EXTERIOR ARCHITECTURAL  
 A-100 LATEX  
 FLAT IFC 411XN  
 DURON WHITE  
 CUSTOM MANUAL MATCH  
 CCE#COLORANT OZ 32 64 128  
 B1-Black - - 1 -  
 N1-Raw Umber - 1 1 1

ONE GALLON EXTRA WHITE  
 A06W0151 640389151

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0114362-003

**BEIGE**

SHERWIN-WILLIAMS 05/07/13  
 Sher-Color(tm) Order# 2114-0114362  
 EXTERIOR ARCHITECTURAL  
 A-100 LATEX  
 FLAT IFC 411XN  
 DURON BEIGE  
 CUSTOM MANUAL MATCH  
 CCE#COLORANT OZ 32 64 128  
 B1-Black - 13 1 1  
 R2-Maroon - 3 - 1  
 Y3-Deep Gold - 16 - -

ONE GALLON EXTRA WHITE  
 A06W0151 640389151

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0114362-001