

Architectural Change Committee (ACC) Guidelines

Effective May 1, 2015

The items presented here are not complete lists of items requiring ACC approval. Any additions, alterations, or changes to the exterior of a home or property must be approved by the ACC prior to start of the work. If there is a question as to whether or not something needs to be approved, please contact the ACC Chairman or Property Management

Failure to obtain an ACC permit is violation of our covenants. Actions up to and including the levying of a fine will occur if the permitting process is not followed. After the fact permits will be not be issued.

Air Conditioners and Other Mechanical Equipment

All mechanical equipment, including, but not limited to, transformers, vents, air conditioning compressors, whole house generators, etc. shall be concealed from view by landscaping plantings. The mechanical equipment should not be visible from the road or neighbors view.

Awnings

Awnings are not permitted on the exterior of the home.

Bedding Material

The composition of the bedding material around a home or other planting areas may be of stone, cedar colored wood chips, rubber mulch other mulch in the Florida Friendly Landscaping program"

and be complimentary to the color of the home.

Construction – General

No improvements or structure of any kind including, without limitation, any building, fence, wall, swimming pool, screened enclosure, landscape device or object, or other improvement shall be commenced erected, placed, or maintained upon any lot, whether or not the purpose is purely decorative or otherwise, nor shall any addition, change or alteration therein or thereon be made, unless and until the plans, specifications and location of the same shall have been submitted to and approved in writing by the ACC. All designs, materials, and locations in relation to surrounding structures and topography shall be in conformance with the Declaration.

If construction of any improvement shall not commence within six months after the date of the permit issued by ACC approval of plans and specifications, the approval shall become null and void unless the Homeowner applies to the ACC for an extension and ACC extends the time which to commence construction. Construction must be completed within six (6) months of the date of the approved permit. Upon commencement, construction shall be completed within a reasonable period of time not to exceed six months, unless such time is extended by the ACC. No dumping of building materials or other construction waste is permitted on any lot or common area and all construction material shall be disposed of in the manner conforming to the requirements of Hernando County.

Construction Lots

Lots under construction or disturbed as part of any phase of construction shall be handled as follows:

A silt fence or similar device will be put in place to prevent soil run-off. Trash, construction debris, etc will be removed no less than once a week.

Soil, etc tracked in the roadway must be removed at the end of the work day.

Curbing (Decorative)

Curbing around bedding areas may be no higher than 4 inches in height from ground level to top of curbing. Curbing may be of plastic, concrete or stone composition. Coloration of the curbing material must be complimentary to the home. Wood may not be used around bedding areas. Curbing requires prior approval of the ACC.

Damage and Destruction of Property

If all or any portion of a property is damaged or destroyed by fire or other casualty, it shall be the duty of the homeowner, with all reasonable diligence, to rebuild, repair or reconstruct such property in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within two (2) months after the damage occurs, unless prevented by cause beyond the control of the owner. In lieu of the above, the owner may elect to demolish the remainder of the structure and clear the site of improvements and debris. ACC permits are required for all outside repairs or construction

Driveways and Sidewalks

1. Resurfacing of driveways is allowed with ACC approval. When driveways are resurfaced, the sidewalk/walkway from the driveway to the front door should be resurfaced with the same materials used on the driveway.
2. Driveway width may be no larger than the width of the existing garage(s).

3. Common area sidewalks between the Residential Property and the street cannot be altered by resurfacing, painting, staining, or in any other manner.
4. Driveways must be maintained so that no permanent stains are visible.

Flag Pole & Flag

One flag pole of metal or plastic material may be installed on property. The American Flag if displayed must be the highest showing flag flown and according to Federal Flag Code (36 U.S.C. 173-178) must be illuminated at night. Flag pole may be no higher than one and one half times the height of home. Flag(s) may not exceed manufacturer's specification of pole capacity. Prior approval of ACC required for pole and flag.

Fuel Storage Tanks

Propane or other pressure cylinders located outside home structure shall be anchored to the home via concrete anchors and strapping, or tanks may also be buried underground on owner's property. Prior approval of ACC is required.

Barbeque grill tanks must be connected to the barbeque frame.

Garbage/Refuse Containers

Garbage/refuse containers are not allowed in the front of property or within view on sides or back of property unless approved enclosure is in place. Enclosure includes green or black chain link fencing with green or black slats which shall be no higher than 4 feet by 4 feet wide by 8 feet long. Enclosures must be approved by the ACC

. Generators

Generator selection should be based on emergent, health care reasons or basic life functions. All generators will be secured to a concrete slab or similar construction. The fuel supply (tank or other) will be secured to a concrete slab or similar construction, or may also be buried. Propane is the preferred fuel. A 8 to 12 lb ABC type fire extinguisher will be mounted within 10 to 12 feet of the generator. Generators and their fuel supply will be screened by plantings.

Testing of generator may only take place Monday through Friday from 9am to 5pm.

Generators mounted outside must be approved by the ACC.

Holiday Exterior Decorations

Holiday exterior decorations may be installed no earlier than 45 days prior to a holiday, and may be in-place no more than 30 days following a holiday.

Hurricane Shutters

Hurricane shutters made of plastic, metal, or wood may be utilized. The utilization time frame is predicated on the months that NOAA (National Oceanic and Atmospheric Administration's) designates as hurricane months. Hurricane shutters may be deployed upon issuance of a Hurricane Watch and must be removed within seven (7) days after a Hurricane Watch or Warning has been lifted. Homeowner must make provisions to install and remove hurricane shutters in the allotted time. Hurricane shutters must be approved by the ACC.

Irrigation

All irrigation pipes shall be located underground with the exception of sprinklers that are located in flower beds and low volume sprinklers for irrigation. Wells and additions or changes to existing sprinkler systems, except repairs, must receive ACC approval. (Also see section entitled "Wells")

Lawns and Grassed Areas

1. Lawns or any grassed areas shall not be replaced with stone, concrete, pavers or any other material without ACC approval. Additional sidewalks/walkways must receive ACC approval.
2. Lawns and/or landscaping damaged by construction shall be replaced as part of the construction process. Any damaged lawns or landscaping shall be repaired by the homeowner to its original condition within thirty (30) days of completion of construction.

Mail Box and Post

1. Box to be standard size and black in color.
2. Post to be of cedar or natural wood; unpainted.
3. Mail box and post to be placed in accordance with postal guidelines.
4. All costs of installation to be performed at the homeowners expense.

Mobile Storage Containers:

Mobile temporary roll-on/roll-off or lift-on/lift-off storage containers sometimes known as PODS are to be used for moving in or out or renovation of a resident and may not be used for any other storage. The container must be placed on a hard surface, i.e. driveway. The container may only be in place for period of no greater than fourteen (14) days.

In the event of an emergency such as a sinkhole, major fire, or hurricane damage, an ACC project form must be completed and following within 72 hours of the event. The use of the container, if approved, is limited to the storage of household furnishings and household goods. The storage or repair and/or construction materials, is prohibited. The status of the container permit will be reviewed every 60 days.

Outside Lighting

All outside lighting intrusive to a neighbor's view, including security lighting, changes or additions require a written approval of the ACC prior to installation or alteration.

Paint Colors for Exteriors

All exterior painting including repainting with the same color requires a written approval of the ACC prior to the start of painting. Collars must selected from the "paint book"

Pools

1. In-ground pools are permitted attached to the lanai of the home. Such pools must be fully enclosed by screening in accordance with county regulations and approved by the ACC.
2. Above-ground pools may not be erected, with the exception of a wading pool no deeper than 20 inches in depth and 8 foot in diameter which must be emptied and removed after each use. Damage to property due to covering of lawn must be repaired by the homeowner.

Recreation Equipment

Basketball backboards may be installed on residents property predicated on the same not blocking walkways. Permanent installation requires an ACC permit

Signage on Property

1. **Garage Sale sign** may be no larger than 24 inches by 24 inches with placement on property other than easement area, limited to one sign per lot. Sign may be installed the day of the sale and must be removed immediately after the sale.
2. **Real Estate sign** may be anchored by no higher than a 5 foot post with informational signage attached limited to one sign per lot. Sign may not be installed on easement areas.
3. **Sale by Owner sign** may be no larger than 24 inches by 24 inches with placement on property other than easement area, limited to one sign per lot.
4. **Security sign (a.k.a., alarm sign)** may be mounted in windows and/or front bedding area of home and may be no larger than 12 inches by 12 inches.
5. **Advertising sign(s)** for contractors can be displayed during job duration and must be removed no later than two business days from completion.

Solar Panels

Solar panels must be mounted onto the roof of the house and should, if possible, be mounted so that they are not facing the street or that the majority of the solar panels can be seen from the street directly in front of the house that they are mounted on. The exterior piping for solar heat must be black in color. Solar panels must be approved by the ACC.

Transmitting Antennas

Antennas such as but not limited to those used for transmitting of signals via "HAM" or CB radios are limited to a mast or tower height not higher the highest point of the dwelling and the antenna, attached or otherwise mounted is limited to height of 7 feet or 2 meters above the highest point of the dwelling. Mounting of an antenna on a flag or similar pole is not permitted. No overhead wires are permitted. Side mounted Yagis, Ground Planes, Moxons or other elements may extend no more than 1 meter from the antenna and are limited the 1st foot above the highest point of the dwelling. Crank up antennas (powered or non-powered) are not permitted. The location of the mast or tower **must be approved** by the ACC

Vegetable Gardens

Vegetable Gardens may be positioned in rear of property abutting home and be no larger than 3 feet by 12 feet.

Walkways

Walkways from drive-way to side service door of garage may consist of concrete slabs or pavers which may be no wider than 3 foot wide and must abut driveway starting no further than four (4) feet from edge of home. Walkways must be approved by the ACC.

Water Features

Only one water feature is allowed in the front yard, not to exceed six (6) feet in height. The water feature (statues, fountains, ponds, self contained small waterfalls or birdbaths) must be maintained and the contained water shall not be allowed to stagnate. The water feature must be incorporated into a landscaped area and must have surrounding landscaping. Water features must be approved by the ACC.

Wells

Subject to regulation by Government Agencies, wells may be permitted for irrigation only. Wells must receive appropriate Governmental Agency permits. All irrigation and other pipes associated with wells shall be located underground. Irrigations systems, except repairs, must receive ACC approval (Also, see section entitled "Irrigation".)

Window and Door Security

Security bars or security coverings may not be installed over exterior windows or doors.