

Architectural Guidelines

Architectural Review Committee (ARC)

The Architectural Review Committee (ARC) consists of Arbor Trace homeowners appointed by the Board of Directors. The ARC is to ensure that changes made to the exterior of existing homes and surrounding property are in accordance with Arbor Trace Covenants and Architectural Guidelines, to avoid harsh contrasts in architectural themes. Approval by the ARC does not relieve the owner of his/her obligation to receive any additional county approvals if required.

Approval process

- ❖ The homeowner will make an application to the ARC for architectural and landscaping improvements and changes on the enclosed official Architectural Review Application.
- ❖ The application can also be obtained from any member of the ARC committee, Association president, Board of Directors, or downloaded from the Arbor Trace web site:
<http://www.arbortrace.org>

Review process

- ❖ The ARC will review the submission and within 14 days notify the owner of the decision.
- ❖ A simple majority of the ARC is required to approve or disapprove a project.

Appeal process

- ❖ If an application has been denied, or approved subject to conditions that the owner feels are unacceptable, the owner may request a hearing before the ARC to justify his/her position.
- ❖ The ARC will notify the owner of its final decision within ten (10) days of the hearing.

Architectural Standards

Improvements and/or alterations to an owner's exterior home or property that DO NOT require architectural and landscaping review and approval:

- ❖ Original construction items that are replaced and are similar in all aspects to the original.
- ❖ A lamppost and light fixture that is replaced and is the same as the original.
- ❖ A mailbox that is replaced is all white and mounted on a 4' X 4' post with a white plastic sleeve.
- ❖ Sod that is replaced is the same type, or as close to the original (St. Augustine, Floratam or shade tolerant St. Augustine in appropriate areas).
- ❖ Replacement of shrubs, trees or palms that are less than 7" diameter, and plantings in landscape beds.

Alterations that DO require architectural and landscaping review and approval:

- ❖ Fence style and material (see below).
- ❖ Exterior paint colors including driveways, sidewalks, shutters, and exterior doors (see below).
- ❖ Driveway size, type, concrete stain and/or sealer.
- ❖ Screen enclosures.
- ❖ Placement and appearance of solar heaters and solar panels.
- ❖ Gutters.

- ❖ Pools.
- ❖ Placement and appearance of permanent generators.
- ❖ Placement and appearance of any play gyms, trampolines, play houses, swing sets and storage units.
- ❖ Addition or removal of trees and palms greater than 7 inches in diameter.

Fences

ARC approval is required to install fences. The Application must include information on the fence materials, dimensions, and location on the property.

Fences approved by the ARC will conform to the following parameters:

- ❖ Will be 6 feet or less in height
- ❖ Will be white with the following exceptions:
- ❖ Chain link fences will be black or green vinyl coated.
- ❖ Other fence types such as the style that surrounds Arbor Trace will be white or black.
- ❖ Fences to obscure items such as pool equipment, generators, A/Cs, etc., will be white.
- ❖ Will be located within the requesting owner's property line and no closer to the front of the house than the back patio or back wall of the house.
- ❖ Will be sufficiently set back from the owner's property line to accommodate landscape maintenance.
- ❖ Gates will be no more than 4 feet in width.
- ❖ Positioning of the gate(s) will be subject to ARC approval.
- ❖ Lake view property fences will be:
 - Between the rear of the house and the rear set back line.
 - Will be a 4' high chain link green vinyl clad with minimum 2' high shrubbery screen.

Exterior Paint

All exterior paint colors must be approved by the ARC including:

- ❖ Walls
- ❖ Decorative Shutters
- ❖ Front doors
- ❖ Garage doors – White or color of house
- ❖ ALL trim, must be painted white.

ARC must approve all elements to ensure harmony of the four exterior house elements. The ARC maintains a color palette of all approved exterior colors. Homeowners may request approval of colors for inclusion in the approved color palette. When requesting a color that is not in the palette, homeowners may be required to paint a swatch of a size determined by the ARC. More than one swatch may be requested to observe the color in different lights (e.g. full sun, shade). When requesting a shutter or door color, a swatch may be requested. The application for a new color must include:

- ❖ A swatch
- ❖ Manufactures name (e.g. Behr)
- ❖ Color number
- ❖ Tint formula including size of container (gallon) and base.

All cost of providing the swatch(s) will be borne by the requesting homeowner, whether approved or denied.

The ARC will approve the sheen (flat, satin, etc.) for all colors and all elements in the palette.

The same color may be approved for more than one element. For example, a wall color could also be approved for a shutter or door.

The ARC does not endorse any paint supplier. An approved swatch will be provided for the purpose of color matching by the homeowner's supplier of choice.

Any element (wall, shutter, door, trim) painted a color not in the approved palette, at the time this revised guideline is approved, will be grandfathered until repainted or the color is approved for inclusion in the palette.

- ❖ The ARC must approve the color of hurricane shutters permanently affixed to the house.
- ❖ Temporary hurricane panels are not subject to the color palette.

Trees and Palms

ARC approval is required to remove any Palm or tree with a trunk greater than 7 inches in diameter on the homeowner's lot and shall include:

- ❖ The reason for requesting the removal.
- ❖ If requested by the ARC, a written statement from a qualified Arborist that the tree is diseased, or at significant risk to soon become diseased.
- ❖ A written landscape plan for replacing the removed Palm or tree.