

**Tradd's Landing
Design Review Guidelines
and
Community Standards**

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Design Review Guidelines and Community Standards

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Design Review Guidelines and Community Standards

Introduction

Definitions

These **Design Review Guidelines** (also referred to as **Community Standards** or the **Guidelines**) are adopted and binding for enforcement as provided by Article VIII (**Section 8.24**) of the Tradd's Landing Declaration of Covenants, Conditions and Restrictions (the **Covenants**). Any reference to **the Covenants** in this document includes the Covenants in their entirety and not just the sections referenced.

This document is created by the Architectural Review Committee (the **ARC**), a committee formed by the Tradd's Landing Homeowners Association (the **HOA**) Board of Directors. The HOA, its Board of Directors and any committees are governed by the Covenants, the Bylaws of Tradd's Landing Homeowners Association (the **Bylaws**), the Articles of Incorporation (the **AOI**), Florida Statutes and Federal Law. These aforementioned documents, and the Design Review Guidelines, will be referred to in the aggregate as the **Governing Documents**.

The term **Living Unit** shall apply to the single-family home structure. The term **Lot** shall refer to the entire property upon which the Living Unit rests, including sidewalks, driveway and all lawn and landscaping. The term **Community** shall refer to the entire Tradd's Landing community as a whole.

References to sections of other documents will always include the document that contains the section referenced. References to sections of these Guidelines (the document you are currently reading) will generally include only the heading number. For example, a reference to **Section 8.1 of the Covenants** will always include the text *of the Covenants* or *in the Covenants* to indicate that Section 8.1 is in a document other than this document.

Except where specific contact information is provided, the use of brand names or other trademarked names is purely for illustrative purposes and does not constitute an endorsement of any product, brand or method.

Design Review Guidelines and Community Standards

1 General Guidelines and Standards

As provided for in Section 8.24(A) of the Covenants, the ARC has the responsibility to create the Design Review Guidelines to provide detailed requirements, which must be approved by a majority of the HOA Board of Directors.

1.1 Statement of Prior and Current Applicability

Any item expressly denied in these Guidelines will not be approved on future applications regardless of whether the item was previously approved.

For example, a home previously painted with a color scheme that was approved at the time, but is no longer an approved color scheme, is not required to change the current color scheme of their home to comply with the new color scheme options. However, once the homeowner chooses to repaint the home, they must get approval for the project and must select from the currently approved color schemes.

Any item approved prior to the adoption of these Guidelines will not be affected, except where standards of general upkeep and maintenance apply.

For example, a homeowner received approval for, and completed, a project to widen their driveway based on that approval. The new guidelines prohibit (or alter the requirements for) the previously approved driveway widening project. Since the homeowner received approval for the widening project, they are not required to alter their design after the fact to conform to these Guidelines.

1.2 General Procedures and Requirements for Projects

The following general requirements define items that apply to the application process, the responsibilities of the homeowner during project implementation and any other items of a general nature.

1.2.1 Completion Timeframe for Approved Project

The size of a project will dictate the amount of time required to complete it (e.g. replanting a flowerbed will require 1-2 days to complete, while a pool and enclosure installation might take at least 3-4 weeks to complete). Most projects should be completed within no more than 30 days of initiating the project work.

1.2.2 Deadline for Expiration of ARC Approval

An ARC Approval is only valid for one (1) year from the date of approval. Projects must be **completed** within one (1) year of the approval date or the approval lapses and the project must be resubmitted as a new application. Projects started, but not completed by the one (1) year deadline may be subject to enforcement action if a new application is not submitted in a timely fashion.

If the project is completed **before** the one (1) year deadline, the ARC approval is considered fulfilled and kept on file as a record of the project and its approval. After one (1) year, the ARC approval is no longer valid for any new work related to the project and such changes must be submitted to the ARC as a new application.

ARC approvals cannot be transferred to a new owner. A new owner wishing to complete the project will need to submit an application under their (the new owner's) name.

1.2.3 Restriction of Project Work Hours and Days

All approved project work must take place between the hours of 7:00AM and 6:00PM. Unless specifically stipulated by the ARC, work may take place on any day of the week, including Saturday and Sunday. The ARC reserves the right, on a case-by-case basis, to make exceptions to these time restrictions, both less restrictive and more restrictive, as the needs of the project may indicate. For example, projects which may generate significant dust, noise or other nuisances may be restricted to a narrower time range and/or to specific days.

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- (a) The ARC, at its discretion, may prohibit project work on specific days for recognized State or Federal holiday observances, or for special observances mandated by State or Federal agencies, but at no time should any such restrictions exceed two (2) days (consecutive or non-consecutive) in any one (1) week period.

1.2.4 Restrictions and Requirements for Work Site

The homeowner is responsible for the actions of employees, subcontractors and any other persons or parties involved in the project. This includes, but is not limited to:

- (a) Ensuring that all roadways, sidewalks, community property and adjacent neighbors' property are kept clean and free of all debris and waste materials.
- (b) Ensuring that any stockpiles of unused materials needed during the project are kept in a neat, orderly and safe fashion and do not in any way impede or obstruct community property, neighbors' property, sidewalks or roadways.
- (c) Ensuring that any construction equipment or any other equipment used for the project is secured safely when not in use.
- (d) Ensuring that any obstructions to roadways or sidewalks are of a temporary nature and are required for the project's completion. Obstruction is defined as the complete blockage of a roadway or sidewalk that prevents normal use by community members. When obstruction is necessary for project work, the following restrictions apply:
 - [1] Obstructions to sidewalks cannot exceed four (4) hours on any single day and must be kept to a minimum whenever possible.
 - [2] Obstructions to roadways are prohibited except for a period not to exceed ten (10) minutes for vehicles loading or unloading construction equipment.
 - [3] Any obstruction as defined in [1] and [2] above must be clearly marked or indicated with signs or yellow warning tape or a flag person directing pedestrians and/or traffic around the obstruction.
- (e) Ensuring that any unused materials are removed from public view within 24 hours of project completion. Unused materials may not be left curbside for more than 24 hours prior to regular trash pickup.

The ARC reserves the right, on a case-by-case basis, to impose any other reasonable restrictions to ensure the safety and quality of life of community members. The ARC may not impose restrictions that would make completion of the approved project impractical or impossible.

1.2.5 General Maintenance and Upkeep of Property

The homeowner is responsible for the upkeep of their property and the ongoing maintenance of any improvements made to their property. The homeowner will take all necessary and reasonable steps to ensure that their property is kept clean, free of debris and is well maintained.

The HOA and the Management Company will enforce standards of upkeep and maintenance within the Tradd's Landing community by using all legal means provided under the governing documents.

1.3 Use and Function of Living Unit

1.3.1 Family Definition

For the purpose of these Guidelines and the Covenants, a single-family shall be defined as persons in the Living Unit meeting one of the following criteria:

- (a) Relation by blood, adoption or marriage, such as parents, siblings, spouse, son, daughter, son-in-law, daughter-in-law, grandparents or grandchildren.

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(b) Unrelated persons with legal title to the property (i.e. a signatory of the deed) and any persons related by blood, adoption or marriage to such a signatory.

(c) No more than two (2) persons unrelated by blood, adoption, marriage or legal obligation.

The determination of what is and isn't a single-family, within the perimeters listed above, are at the discretion of the ARC and the HOA Board of Directors, and subject to State and Federal Law on the subject.

As all Living Units in Tradd's Landing are defined as single-family dwellings, this definition is meant to ensure that the single-family homes in this Community are not used for multiple, unrelated persons or families in the manner of duplexes or apartment buildings.

1.3.2 Residential Use

As stated in Section 8.19 of the Covenants:

"Each Living Unit shall be occupied by only one (1) family at a time, as a residence and for no other purpose."

For the purposes of these Guidelines and the Covenants, **family** is defined in Section 1.3.1 above.

1.3.3 Leasing of Living Unit

As stated in Section 8.20 of the Covenants:

"No Living Unit may be leased or rented for a term shorter than six (6) months. As provided in Section 8.19 [of the Covenants], each Living Unit shall be occupied by only one (1) family at any time. It is also hereby expressly provided that a Living Unit may be leased or rented for occupancy by only one (1) family at any time."

Rental of Living Units is subject to the following:

- (a) Lease terms may not be for a term of less than six (6) months and no sublets are permitted.
- (b) Only one (1) family may occupy a home and all adult family members must be listed on the lease.
- (c) Owner is responsible for any damages to HOA property by tenants and for any fines levied against tenants for violations of these Guidelines or the Covenants.
- (d) Access to the Community Pool facilities is a privilege reserved to homeowners. Any such access by tenants must be with the Owner's permission and the Owner accepts full responsibility for providing access to the Community Pool (by way of the Owner's pool gate key).
- (e) Owner is responsible for paying any Florida Occupancy Tax for rentals of less than seven (7) months in duration.

For the purposes of these Guidelines and the Covenants, **family** is defined in Section 1.3.1 above.

It is expressly not the intention of these Guidelines or the Covenants to impose these restrictions on leasing and occupancy of Living Units to discriminate against any persons in any manner based on race, color, national origin, sex, handicap, familial status or religion.

1.3.4 Parking Areas

Except for commercial and other prohibited vehicles listed in Sections 1.3.6 and 1.3.7 below, motor vehicles may be parked in the Living Unit's driveway or garage. Commercial vehicles (e.g. vans or small trucks with commercial lettering or advertising) may be kept in the garage provided the garage door can be closed to conceal such vehicles when not in use.

The following restrictions apply to all motor vehicles, commercial or otherwise. Motor vehicles in violation of any of these restrictions may be ticketed and/or towed at the owner's expense.

- (a) No motor vehicle shall be parked in any position that blocks the public sidewalks or blocks movement on a public street.
- (b) No motor vehicle shall be parked anywhere other than on paved or other areas designated for parking purposes. Parking on lawns, sidewalks, walkways or landscaped areas is prohibited.

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- (c) No motor vehicle of any kind shall be parked within thirty (30) feet of any stop sign (see Florida Statutes 316.1945(1)(b)4).
- (d) No motor vehicle of any kind shall be parked within fifteen (15) feet of any fire hydrant (see Florida Statutes 316.1945(1)(b)2).
- (e) Overnight parking of any vehicle on streets is prohibited, except on streets or other parking areas as designated by the HOA. Overnight parking shall be defined as leaving a vehicle parked in a prohibited location (e.g. public street, or any area not designated by the HOA for overnight parking) between the hours of 1:00am and 6:00am.
- (f) No motor vehicle shall be used as a domicile or residence, either permanent or temporary.

1.3.5 Commercial Use

No business, commercial activity or profession may be conducted from any Living Unit, nor may the name of Tradd's Landing or the address of the Living Unit be publicly advertised as the location of any business.

No business, commercial activity or profession may be conducted which would unreasonably disrupt the residential ambiance of the Community or make it obvious that a business is being conducted, such as by regular or frequent traffic in and out of the Lot or Living Unit by persons making deliveries or pick-ups, by employees or other business associates, or by customers and clients.

This restriction shall not be construed to prohibit any homeowner from maintaining a personal or professional library, from keeping their personal, business or professional records in the Living Unit, or from handling their personal, business or professional telephone calls or written correspondence in and from the Living Unit. Such uses are expressly declared customarily incident to residential use.

1.3.6 Commercial Vehicles

As stated in Section 8.18(A) of the Covenants:

"No commercial vehicle of any kind shall be parked in the Community except for construction or service vehicles temporarily present on business."

A commercial vehicle includes, but is not limited to any of the following:

- (a) Box vans, cargo vans, step vans or any vehicles longer than 19 feet from bumper to bumper.
- (b) Vehicles with top, side or rear extensions for ladders, lifts, pipes, glass or any other items transported on the exterior of the vehicle.
- (c) Any style of limousine.
- (d) Trailers of any kind.
- (e) Any other vehicle defined by the HOA Board of Directors as commercial in nature.

Commercial vehicles stored inside the garage are permitted, provided that the garage door is kept closed when the vehicle is not in use.

In recognition that some homeowners may be required by their employer to have ready access to their commercial vehicles at all hours, the HOA can, on a case-by-case basis and under whatever terms the HOA deems reasonable, make exceptions for some commercial vehicles provided any lettering or advertising can be removed, tastefully covered when the vehicle is parked in the Community or is considered by the HOA to be an acceptable exception.

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1.3.7 Other Prohibited Vehicles

As stated in Section 8.18(B) of the Covenants:

"No boat, trailer, semitrailer, house trailer of any kind, camper, mobile home, motor home, bus, truck, or disabled, inoperative or unlicensed motor vehicle of any kind, may be parked, kept or stored in the Property. "

The following types of vehicles are prohibited from parking in the street or anywhere on the Lot:

- (a) Any large motor vehicle including, but not limited to, motor homes, buses, box trucks, semi-tractors (with or without trailers), stretch limousines or any other vehicle that is too long or too high to fully fit within the garage with the garage door closed.
- (b) Any boat, trailer, camper, mobile home or any other non-motorized vehicle.
- (c) Disabled, inoperable or unlicensed vehicles.

Temporary parking of these types of vehicles for loading and unloading purposes only is allowed, but only for a maximum of 24 hours. Parking of these types of vehicles for longer periods of time must have prior written approval of the HOA Board of Directors.

These restriction shall not apply to a pick-up truck for personal use of an Owner to a maximum of three-quarter (3/4) ton capacity, nor shall these restrictions apply to a full-size SUV for personal use of an Owner.

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2 Lawns, Landscaping, Fencing and Irrigation Systems

Section 8.3 of the Covenants sets general requirements for lawns, landscaping and irrigation systems:

"All areas of Lots not covered by [approved] Structures, walkways or paved [or brick] driveways shall be maintained by their Owners as lawn or landscaped areas to the pavement edge of any abutting streets and to the waterline of any abutting lakes, canals or water management areas. Stone, gravel, or paving may not be used as a substitute for grass in a lawn. Lawns must be regularly cut and mulched areas regularly re-mulched. Lawns and landscaped areas on all Lots shall be fully covered and watered by an irrigation system on each Lot; such irrigation system on a Lot shall include watering of areas outside of the Lots which extend to the pavement edge of any abutting streets and to the waterline of any abutting lakes, canals or water management areas. All lawns, landscaping and irrigation systems shall be completed at the time of completion of the Structure as evidenced by the issuance of a Certificate of Occupancy by the appropriate governmental agency, and shall thereafter be kept in good condition by the owner."

As provided for in Section 8.24(A) which defines the responsibility of the ARC, this section of the Guidelines provides detailed descriptions of Lawn, Landscaping and Irrigation requirements and restrictions.

ARC applications for landscaping plans should be divided into multiple applications for large projects. This ensures that delays in getting approval for one part of the project will not delay other parts of the project. For example, a landscaping plan that includes new sod, new trees and changes to flower beds might be best handled as three separate applications.

2.1 Florida-Friendly Landscaping (Xeriscaping)

From the Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design:

A Florida-Friendly Landscape is a quality landscape that is designed, installed, and maintained according to the nine Florida-Friendly Landscaping™ principles. The nine principles seek to reduce environmental impact from landscaping by properly applying water, fertilizer, and pesticides, creating wildlife habitat, preventing erosion, recycling yard waste, and employing other practices based on University of Florida research.

For more information about Florida-Friendly Landscaping, please check out the following website at the University of Florida: <http://fyn.ifas.ufl.edu/>

The homeowner must submit an application to the ARC for approval of landscaping changes regardless of whether the plans use Florida-Friendly Landscaping practices, except for specific exceptions listed in these Guidelines.

In addition, the homeowner's use of Florida-Friendly Landscaping practices in their landscaping plan does not absolve the homeowner from the maintenance and upkeep requirements of the Covenants and these Guidelines. Weeds, overgrown plants and loose debris are not Florida-Friendly and the HOA will strictly enforce the governing documents on such issues to ensure that landscaping is kept clean and well-maintained.

2.2 Lawn Type and Maintenance Standards

For the purposes of this document, lawns are defined as any grass area not already occupied by an approved Structure, landscaping, sidewalk, driveway or other approved material.

2.2.1 Standard Turf Grass Types

All homes originally used St. Augustine grass for lawns and this is the preferred turf-grass type for all Lots with the exception of common areas. Replacement of bare, dead or discolored St. Augustine turf with identical St. Augustine turf does not require ARC approval, provided that the total area being replaced on the Lot does not exceed 100 square feet. Replacement of substantial portions of the lawn, either in whole or in any part exceeding 100 square feet, requires ARC approval prior to sod replacement.

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2.2.2 Alternative Turf Grass Types

While St. Augustine is the preferred grass, Florida-Friendly Landscaping laws allow homeowners to choose alternative grasses that reduce water use. **However, any change to the type of grass used in a homeowner's lawn must be approved by the ARC** and must include specific species and references to competent authorities proving that the alternative grass reduces water requirements for the lawn. Approval of alternative grass types is subject to the following requirements:

- (a) Turf-grass type or species must be recognized for its drought tolerance. Examples include, but are not limited to, Bermuda, Seashore Paspalum and Zoysiagrass.
- (b) Lawns must be installed using sod only; no seed or plugs are allowed. Alternative grasses that are not available in sod form are not allowed.

Artificial materials (e.g. Astroturf or similar artificial grasses) shall not be substituted for living turf-grass materials at any time.

2.2.3 Lawn Maintenance Standards

The following lawn maintenance standards apply to all homeowners:

- (a) Must be kept irrigated and fertilized in a fashion sufficient to maintain a healthy green color.
- (b) Must be cut on a regular schedule to a height of not less than three inches (3") and not more than five inches (5") as appropriate for the species of grass. No grass shall be permitted to exceed a height of six inches (6") for a period of more than one (1) week.
- (c) Edging of all curbs, beds, sidewalks and other lawn borders shall be performed as needed to ensure grass does not extend outside its recognized borders. Chemical edging shall not be permitted.
- (d) Disease, weed and insect control shall be performed on an as-needed basis.
- (e) Dirt, cuttings, mulch or any other debris resulting from lawn maintenance shall be removed and all areas left in a clean condition before the end of the day.
- (f) Areas of the lawn that become permanently discolored, are dead, or bare areas that are surrounded by healthy grass, must be replaced using healthy sod.
 - [1] Use of seed or plugs is not recommended, but may be used in place of sod if the homeowner communicates this alternative method of lawn repair, in writing, to the Management Company upon receiving notice to correct the bare or dead areas. **Failure to provide written notice of the use of seed or plugs to correct dead or bare spots could subject the homeowner to legal action for failure to correct the problem**, as the Management Company has no way to know that the homeowner is taking steps to correct the problem.
 - [2] Subsequent to the provisions of [1] above, if the seeded or plugged area does not show growth within one (1) month of homeowner's written notice of seeding or plugging, the use of sod will be required and no further allowance will be made for seed or plugs.

2.3 Landscaping Type and Maintenance Standards

While lawns are considered part of the landscaping of a home, for the purposes of this document, this subsection will deal with all landscaping requirements except lawn areas. For lawn requirements, see Section 2.2 above.

Landscaping includes any non-lawn area not already covered by an approved Structure, sidewalk or driveway. Original landscaping provided by the builder may be altered by the homeowner subject to the requirements and restrictions provided in the Covenants and these Guidelines.

Except where specifically indicated elsewhere in the Guidelines, any changes to the landscaping must be approved by the ARC. Changes made to landscaping without ARC approval are at the homeowner's sole risk and may subject the homeowner to legal action, including fines and liens, until such unapproved changes are corrected to adhere to these Guidelines.

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2.3.1 Landscape Beds, Wood Mulch and Bedding Stones

Wood mulch and bedding stones are used to provide ground cover for areas not already covered by trees, shrubs, annuals and perennial plants, or grass. Mulch and bedding stones may only be located in designated and approved landscaping beds and may not be used as a substitute for turf-grass.

The use of mulch and/or bedding stones exclusively, covering any area greater than 36 sq. ft. without any trees, shrubs, annuals or perennials, is prohibited.

- (a) Approved wood mulch includes Cypress Mulch, Red Cypress Mulch or Pine Bark. No other types of wood mulch are permitted.
- (b) Approved bedding stone types are Lava Rock in Red Color, River Jack Rock, Brown River Rock ($\frac{3}{4}$ " - $1\frac{1}{2}$ ") and Seminole Chips (1").
- (c) Ground covers not permitted are those not explicitly listed above, including but not limited to, rubber mulch in any color, Black Lava Rock, Brown River Rock (1" - 3"), Dixie Rose Rock (white and pink in color), Lime Rock (used for drainage only), Timberlight (red, brown, orange and black), Jumbo River Rock (3" - 5"), White River Rock and any type of pea gravel.
- (d) Changes to landscape bed sizes or placement (e.g. reducing or enlarging footprint, adding new beds) requires approval of the ARC.
- (e) No landscape beds of any kind are allowed in the easement between public sidewalks and the street, with the exception of a mailbox bed (see section (f) below).
- (f) Homeowners are permitted, with prior approval of the ARC, to create a small bedding area around the mailbox post, provided:
 - [1] The mailbox post is within the homeowner's property line.
 - [2] Bedding area is no larger than 24 inches in diameter (12 inch radius from pole).
 - [3] Uses only in-ground plants (no pots or other above-ground containers).
 - [4] Plants are kept trimmed to a height not to exceed 18 inches and do not impede access to the mailbox by postal employees
 - [5] Adheres to all other provisions of this section (2.3.1).

2.3.2 Trees

Trees are an integral part of the green space of the community. For the purposes of these Guidelines, trees shall include palms so long as such palms are recognized as trees (and not shrubs) and have a minimum height of eight (8) feet.

The following are requirements for trees:

- (a) Trees shall be of a type that does not shed large nuts, cones or fruit (including, but not limited to, bananas, apples, oranges, pears, etc.).
- (b) Homeowners will maintain a minimum of one (1) tree in the front yard of the Living Unit. Additional front yard trees may be permitted, on a case-by-case basis, at the sole discretion of the ARC based on placement, type of tree(s), and the appearance and impact on surrounding Lots.
- (c) Homeowners may have up to two (2) trees in the back yard of the Living Unit. Additional back yard trees may be permitted, on a case-by-case basis, at the sole discretion of the ARC based on placement, type of tree(s), and the appearance and impact on surrounding Lots.
- (d) No trees will be placed on the sides of Living Units. Exceptions may be made for corner Lots, on a case-by-case basis and at the sole discretion of the ARC, based on placement, type of tree(s), and the appearance and impact on surrounding Lots.
- (e) No trees will be placed within any easement, including but not limited to, the area between the public sidewalks and the street.

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(f) No trees will be placed within ten (10) feet of recognized utility hardware (e.g. power transformers, telephone boxes, cable boxes, etc.).

(g) Homeowner is responsible for taking appropriate steps to mark all utility feeds prior to any digging.

Any addition or removal of trees must be approved by the ARC. Replacement (due to disease or damage) of any tree with an identical species does not require ARC approval. When adding a new tree the ARC application must include the type of tree and its location as indicated on a plat map (or scale drawing). If the tree(s) being installed are included in the list of Florida-Friendly trees, please indicate this on the application as well.

As noted in Section 2.3.11(c) below, all trees are to be pruned, trimmed and maintained as needed to provide a clean and appealing appearance.

2.3.3 Shrubs

Shrubs are also an integral part of the communities green space. For the purposes of these Guidelines, shrubs shall include certain types of palms so long as such palms are primarily used in place of shrubs and have a maximum height that does not exceed eight (8) feet.

The following are requirements for shrubs:

- (a) Shrubs can only be placed within landscape beds and their base must be surrounded by approved bedding material (wood mulch or bedding stones).
- (b) Shrubs placed within twelve (12) feet of the front of a Living Unit (measured from the shrub base), must be kept neatly pruned and trimmed to a height not to exceed eight (8) feet.
- (c) Except for approved hedges (see Section 2.4.4 below), no shrubs may be planted more than twelve (12) feet from any wall of the Living Unit (measured from the shrub base).
- (d) For safety reasons, including but not limited to, potential obstruction of street sight lines for drivers, shrubs cannot be planted in the easements between the public sidewalks and the street.
- (e) Shrubs cannot block access to any doors to the living unit.
- (f) Shrubs used as hedges have their own height and location requirements that supersede the requirements of this section (see Section 2.4.4 below for details).

Any addition or removal of shrubs must be approved by the ARC. Replacement (due to disease or damage) of any shrub with an identical species does not require ARC approval. When adding a new shrub the ARC application must include the type of shrub and its location as indicated on a plat map (or scale drawing). If the shrub(s) being installed are included in the list of Florida-Friendly shrubs, please indicate this on the application as well.

As noted in Section 2.3.11(c) below, all shrubs are to be pruned, trimmed and maintained as needed to provide a clean and appealing appearance.

2.3.4 Annual and Perennial Bedding Plants

Annual and perennial bedding plants provide color to a landscape plan, adding reds, violets, yellows and many other colors to brighten a landscape. Color, plant type and location should be carefully considered to provide optimum visual appeal.

Annual and perennial bedding plants do not require ARC approval, provided the following requirements are met:

- (a) Plants are located only within approved landscape beds or other approved container.
- (b) Plants do not interfere with sightlines of drivers such that safety would be compromised.
- (c) For safety reasons, including but not limited to potential obstruction of street sight lines for drivers, no annual or perennial plants shall be planted in the easements between the public sidewalks and the street.

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- (d) Plants are kept well maintained and free of weeds to provide a clean and appealing appearance (see Section 2.3.11 below).

2.3.5 Edging Materials and Locations

Decorative concrete, brick or stone edging is permitted, but only under the following conditions:

- (a) Only placed in areas to retain mulch or stones in beds, or as decorative edging along brick walkways or brick driveways.
- (b) Cannot be used as edging along public sidewalks or streets.
- (c) Cannot exceed six inches (6") in height or six inches (6") in depth after installation.
- (d) Must be a single color. No patterns are allowed.
- (e) Color must be complementary to the color of the home and must use a matte or non-gloss finish.
- (f) No lights of any kind may be mounted, intermingled or embedded in any edging.

All decorative concrete, brick or stone edging must be approved by the ARC, and the ARC Application must include the name of the company performing the work (if applicable), height, depth, color and surface finish, and a plat map (or scale drawing) showing the location of the edging.

Metal, plastic, rubber, wood or any other material other than concrete, brick or stone are not permitted for edging, unless otherwise approved by the ARC..

2.3.6 Lighting Fixtures Along Landscape Beds, Sidewalks, Walkways or Driveways

Ground-mounted lighting fixtures are not permitted in any landscaping plan (including but not limited to solar-powered fixtures, torches of any kind, embedded or recessed fixtures), regardless of power source or light intensity, unless otherwise approved by the ARC.

Ground-mounted lighting fixtures are prohibited:

- (a) Along public sidewalks or streets.
- (b) Along private walkways or driveways.
- (c) Around or within landscaping beds or non-public walkways.

Exceptions for temporary holiday lighting are provided in Section 8.14 of the Covenants, and in Section 4.1 of these Guidelines.

In addition, Section 8.14 of the Covenants and Section 4.1 below provides requirements for flood lights and other security lighting and equipment.

2.3.7 Decorations, Exterior Attachments and Lawn Furnishings

Any item placed on or upon any exterior portion of a Lot or Living Unit, including the front porch, must be submitted for ARC approval. Including, but not limited to, furniture, birdbaths, ponds, lawn sculpture, statues, shepherd's hooks, wrought iron or other metal decorations, artificial plants, birdhouses, fountains, water fountains, bird feeders, wind chimes, hammocks, recreational equipment, rock gardens, boulders, non-bedding stones, deck items, yard art, wall art, hurricane shutters, accessories, flags or banners, or lawn furnishings are not permitted without prior written approval of the ARC. Application must include size, color, height, a picture of the item and location indicated on plat map (or scale drawing).

Artificial plants/flowers are not allowed outside of the Living Unit in the yard or floral beds.

The determination of what decorative items will be allowed in a landscaping plan are solely at the discretion of the ARC, and will be based on the information provided in the application and the impact of the decorative items on the community as a whole.

Design Review Guidelines and Community Standards

All decorative items must conform to the following:

- (a) Not more than six (6) individual items total (other than approved furniture placed on front porch).
- (b) Are not suggestive, exhibit or represent lewd, immoral, or distasteful characteristics or themes, and do not detract from the harmony of the exterior design. Determination of these criteria is at the discretion of the ARC and the HOA Board of Directors.
- (c) Are not commercial in characteristics or theme (except for signs or flags covered in other parts of these Guidelines).
- (d) Except where otherwise stipulated, are not more than 36 inches in height, width, or depth.
- (e) Are not placed in or upon lawn (turfgrass) areas, sidewalks, walkways, driveways, or mounted to exterior stucco, with the exception of approved wall art that may be mounted to stucco only within the porch area and approved furniture that must be placed only within the porch area.
- (f) Are not placed in any easements, including but not limited to, the lawn area between the public sidewalk and the street.
- (g) Do not exhibit distracting color schemes or provide any type of bio-luminescence or other nighttime lighting.

All approved decorative items must be regularly maintained and kept clean and presentable. Plants contained within approved decorative items (e.g. pots) must be maintained. Failure to properly maintain approved items may result in action being taken and removal of the offending items may be required.

2.3.8 Flower Boxes

No flower boxes or similar flower container may be mounted below a windowsill or in any other location attached to the exterior of a Living Unit except as provided below, nor may a flower box be placed on any front porch area.

Flower boxes inside fenced yards which cannot be seen from the street may be allowed at the ARC's discretion, so long as nothing in the flower boxes grows high enough to be seen (from street level) over the fence. Any such approved flower boxes whose contents become visible (from street level) over the fence will be in violation of the Covenants and these Guidelines.

2.3.9 Outdoor Garden Planters (Pots)

Outdoor Garden Planters, typically in the form of large pots, may be used as part of your landscaping design. However, there are very specific requirements for their inclusion in any landscape.

To include these types of pots in your landscaping design, the following requirements must be met:

- (a) Must be terracotta, ceramic, concrete or stone. High-quality fiberglass or resin materials may be allowed, at the discretion of the ARC, if they are indistinguishable from the materials above when viewed from the street. Pots cannot be wood, metal, plastic, rubber or any temporary material meant to be disposable.
- (b) For two-car garages or any Living Unit with a single garage door, no more than two (2) pots, one on each side of the garage door. For three-car garages with two (2) garage doors, no more than three (3) pots, one on each side of the garage door and no more than one pot between the two garage doors.
- (c) Pots must be placed no more than 24 inches from wall of Living Unit and cannot be placed anywhere but the walls shared by the garage door openings.
- (d) Pots must sit on the ground and cannot be mounted within any other structure (e.g. wood planter, metal frame, hanging baskets or any other structure that elevates the pot).
- (e) Pots cannot exceed a height of 36 inches, a width and depth of 18 inches square, or 18 inches in diameter.
- (f) Cannot impede access to the garage in any way (i.e. pot edge must not overlap garage door).

Design Review Guidelines and Community Standards

- (g) Plants in pots must be kept trimmed and/or pruned to a height such that the plant does not:
 - [1] Obscures the view of the house number when viewed from the street in front of the Lot.
 - [2] Exceed the height of the roofline.
- (h) Pots and their plant contents must be maintained and kept clean, presentable and free of weeds and must not prevent routine access to the garage by vehicles.
- (i) Pots count toward the limit of six (6) items in section 2.3.7(a) above.
- (j) No pots of any kind are allowed in any other location on the Lot.

2.3.10 Lattice Panels, Trellises

No lattice panels or trellises of any kind are permitted

2.3.11 Landscaping Maintenance Standards

Except where explicitly indicated elsewhere in the Guidelines, the following landscape maintenance standards apply to all homeowners:

- (a) Annuals are to be replaced as necessary to maintain a clean and appealing appearance.
- (b) Perennials are to be pruned and trimmed as needed to maintain a clean and appealing appearance.
- (c) Trees and shrubs are to be trimmed and pruned as needed to maintain a clean appearance and to avoid encroachment beyond owners property boundary.
- (d) Mulch shall be turned and/or replenished as needed to maintain a clean and appealing appearance.
 - [1] Replacement of mulch with material identical in type and color to the current mulch does not require approval from the ARC.
 - [2] Replacement of mulch with a different mulch type or color requires approval from the ARC.
- (e) Approved bedding stones must be kept clean and unobscured by dirt or other debris.
 - [1] Replacement of bedding stones with material identical in type and color to the current bedding stones does not require approval from the ARC.
 - [2] Replacement of bedding stones with a different stone type or color requires approval from the ARC.
- (f) Trees, shrubs and hedges that are dead or visibly diseased must be replaced.
 - [1] Replacement with an identical plant item in the same location and of the same or similar size does not require approval from the ARC.
 - [2] Replacement of dead or diseased plant items with different plant materials requires approval of the ARC.
- (g) Annuals and perennials may be replaced without ARC approval provided the requirements of Section 2.3.4 above are adhered to.
- (h) Approved decorative non-plant items (including but not limited to statues, pots, fountains, benches, etc.) must be kept clean and unobscured by dirt or other debris.
- (i) Irrigation and fertilization shall be performed on a regular schedule to ensure all trees, shrubs, annuals and perennial are kept healthy.
- (j) All beds are to be weeded as required to maintain a clean and appealing appearance.
- (k) Disease, weed and insect control shall be performed on an as-needed basis
- (l) Dirt, cuttings, mulch or any other debris resulting from landscape maintenance shall be removed and all areas left in a clean condition before the end of the day.

Design Review Guidelines and Community Standards

2.4 Fences, Hedges and Walls

The installation of all fences require approval of the ARC. It is the homeowners responsibility to keep the fence in a clean and appealing condition, including any power-washing, scrubbing, painting or staining (for legacy wood fences).

2.4.1 Fence Types and Installation Requirements

- (a) Only white vinyl privacy fencing is permitted and no other color is allowed. No picket-style fencing is permitted.
- (b) No wood or metal fencing is permitted.
- (c) Alternative fence materials, such as recycled plastic or composite material may be used if the ARC deems them suitable as substitutes for vinyl fencing, but only if these materials are available in white and show similar durability. Painting of such materials is not permitted.
- (d) Top of fence panels my only use Flat or Dog-Ear styles. Lattice Top panels are not permitted.
- (e) Panel height of six (6) feet only. Post height, including post cap, cannot exceed six (6) inches above attached panel's top.
- (f) Only one (1) gate is permitted.
- (g) Fence must be set back a minimum of three (3) feet from the front house line on each side.
- (h) Fence and/or posts must not encroach beyond owner's property line.
- (i) All corner posts, posts where gate will hinge and latch, and posts against the home must use concrete in the post hole to ensure a sturdy pole installation. All concrete must be below ground and not visible from the surface. It is recommended, but not required, that all other posts use concrete in the post holes as well for better storm survivability.

2.4.2 Fence Location and Coverage

Only fences that enclose the entire back yard, or the back yard and both side yards, will be approved. The ARC may, on a case-by-case basis, allow half-yard fences or other fences that enclose only portions of the back yard or specific sides of a house.

Corner Lots may require additional setbacks to ensure street site lines are not obstructed at intersections. These additional setbacks are at the discretion of the ARC and will be handled on a case-by-case basis.

Failure to abide by the setbacks as approved may result in action being taken by the HOA to require the homeowner to modify the fence installation, at the owners expense, to meet these setback requirements.

2.4.3 Legacy Wood Fencing

Wood fencing is no longer allowed for new fences or when replacing an existing fence. Existing wood fencing must be kept in good condition. Repairs to wood fencing may be made without ARC approval provided identical materials and designs are used and repairs do not significantly alter the appearance of the fence.

Wood fencing may be stained to provide better and/or more consistent wood coloration. Wood fences may also be painted, but only with white paint and only if all visible sides of the fence are painted white.

Rotting wood or other signs of decay are not permitted and must be corrected.

2.4.4 Hedges

Hedges are allowed with prior approval of the ARC, and may be used as a substitute for fences.

Hedges must adhere to the following requirements:

- (a) Must be of a dense, green plant variety that can be maintained to the height and width requirement below.

Design Review Guidelines and Community Standards

- (b) Hedges used as a substitute for fencing a yard must adhere to the same location guidelines as privacy fences (see Section 2.4.2), must be at least four (4) feet and no more than six (6) feet in height at maturity.
- (c) Hedges used to hide or screen equipment from view (e.g. pool pumps, air conditioners, propane tanks, etc.) must, when fully mature, be at least as high as the highest point of the equipment and no more than twelve (12) inches higher than such equipment.
- (d) No hedge may exceed a height of six (6) feet.
- (e) Cannot exceed a width of 24 inches and must be kept trimmed to no more than this width.
- (f) Cannot be less than two (2) feet in height at the time of planting and must always be kept trimmed to provide a clean and well-trimmed appearance.

2.4.5 Walls

No freestanding walls of any kind or any material are allowed, unless otherwise approved by the ARC.

2.5 Irrigation Systems

The irrigation system was installed by the developer and provides water to all landscape beds and lawn (grass) areas. Maintenance of the irrigation system is solely the responsibility of the homeowner.

No water wells shall be dug anywhere on a Lot, nor shall an owner use or pump water from a retention pond, canal or any other body of water adjacent to the Lot.

Changes to the underground portion of the irrigation system must be approved by the ARC, except in emergency situations where changes must be made to correct a leak at a specific point or other single-point breach in the irrigation system.

Design Review Guidelines and Community Standards

3 Home Appearance and Maintenance

3.1 Exterior Paint and Stucco

3.1.1 Community Paint Color Schemes

Paint applied to any exterior portion of the Living Unit must be selected from the approved paint scheme adopted by the HOA Board of Directors. All paint schemes use a three-part color scheme consisting of a base color (including garage doors), a trim color and a front door color.

Please see the Tradd's Landing website (www.traddslanding.com) or contact the Management Company for the most up-to-date list of approved paint color schemes.

ARC approval is not required for touch-up and other small-area repainting using the existing colors (see Section 3.1.2 below). However, any repainting of an area greater than six (6) feet square (i.e. 36 square feet) requires approval of the ARC.

Living Units painted (or repainted) without ARC approval using an unapproved paint scheme may be subject to enforcement action requiring repainting to an approved color scheme at the owners expense.

- (a) Only paint schemes approved by the HOA Board of Directors are permitted.
- (b) No mixing of color schemes is permitted (i.e. all non-trim walls must use the same base color and all trim must use the same trim color)
- (c) No two homes adjacent to each other (i.e. sharing a property line) may use the same base paint color.
- (d) Base paint must be a Flat or Satin finish, with Satin preferred for durability. Base paint shall not be a semi-gloss or gloss finish.
- (e) Trim and Front Door paint may be semi-gloss, but cannot be a gloss finish.
- (f) Garage door color must be the same as the Base color.

3.1.2 Exterior Stucco and Paint Repairs

Stucco must be inspected once per year for cracking and appropriate caulking material applied to prevent unwanted water intrusion into the interior of the home. All caulking must be painted over within 72 hours of application, and all paint used to cover caulking must be exactly the same color as the surrounding paint color. No ARC approval is required to carry out this routine maintenance, unless the color scheme of the home will be changed during this process.

Any stucco repairs or replacement must be of a pattern and material consistent to those as originally applied when the home was built.

Other paint repairs may be carried out without ARC approval provided that the colors being used for the repairs exactly match the current colors of the unaffected parts of the home.

3.2 Balcony Railings

Living Units with a second story railing must maintain the railing in its original condition as to material, height, design and color. Any new railing or replacement railings must be to builder's original design unless an alternate design is approved by the ARC.

No railing planters or flower boxes are allowed.

3.3 Carriage Lights

Carriage lighting, installed by the builder adjacent to garage doors, must be of a same or similar design, shape, size, color, and maximum wattage. No colored bulbs are permitted, with the exception of the holiday season (from Thanksgiving until January 15th).

Design Review Guidelines and Community Standards

Location of existing carriage lighting cannot be changed, and no additional carriage lighting may be added without ARC approval.

3.4 Doors and Windows

3.4.1 Front Door Styles

Front doors may be replaced with similar door styles or glass-paneled doors, but design must be submitted to the ARC prior to installation.

The glass can be white, smoked, clear or etched. No covering is allowed on the outside of the door.

Door bars are not permitted.

The ARC may, at its discretion, require changes or deny the application based on, but not necessarily limited to, designs used by adjacent homeowners, color used for the door, or any other esthetic considerations.

3.4.2 Front Door Screens

No screens or screen doors of any kind are permitted on the front door.

3.4.3 Front Porch Enclosures

No screening or enclosing (in whole or in part) of the front porch is permitted.

3.4.4 Shutters

No functional and/or decorative window shutters are permitted.

Temporary hurricane shutters are allowed subject to the guidelines in Section 4.8.

3.4.5 Storm Doors

No storm doors are permitted.

Temporary storm doors are allowed during hurricane warnings subject to the guidelines in Section 4.8.

3.4.6 Window Bars

Window bars are not permitted.

3.4.7 Window Glass

Clear glass window panes may only be replaced with clear glass or clear Lexan material. Stained-glass window panes are not permitted.

3.4.8 Window Screens

Screens, other than those provided by the builder, must be approved by the ARC.

3.4.9 Window Tinting

All window tinting must be approved by the ARC prior to installation.

3.5 House Number Signs

Original builder-issued, house-mounted number signs must be maintained in color, design and location. No additional house number sign is allowed without ARC approval.

3.6 Roofs and Roof-Related Items

As provided for in Section 8.16 of the Covenants, the ARC sets Guidelines for the Roof and equipment related to or installed on the roof structure.

Design Review Guidelines and Community Standards

3.6.1 Roof Maintenance and Replacement

Homeowners are required to maintain the condition of their roofs to provide a clean and appealing appearance to the community. Peeling, faded, cracked, missing or otherwise poor conditions of asphalt roof shingles are not allowed and must be repaired promptly.

- (a) Repair or replacement of existing damaged roofing materials is allowed without approval of the ARC provided the replacement shingles are identical in weight, size, color and design with the existing roof materials.
- (b) Replacement of significant numbers of shingles with a new material, or an entire new roof, requires approval of the ARC.
 - [1] Only Architectural-Grade, Asphalt Shingles are allowed.
 - [2] No metal, tile, slate, stone, wood, 3-tab asphalt shingle or any shingle type other than the type listed in [1] above.
 - [3] Colors are restricted to shades of gray, brown or tan and the ARC reserves the right to disallow any color. If the color of your replacement shingles is the same as the existing roof, please make note of this in your application.
- (c) Non-allowed materials (e.g. rolled shingle material or tarps) may be used in emergency situations (e.g. after severe storms) to stop water intrusion, but such material must be replaced with allowed material within thirty (30) days. In the event the entire roof must be replaced, an application must be made to replace the roof as per 3.6.1(b) above.

3.6.2 Roof Vents

Only two types of roof vents are allowed:

- (a) Passive (unpowered) roof vents identical in design, color, material and placement as those originally supplied by the builder are allowed.
- (b) Solar-Powered Attic Ventilation Fans are permitted with ARC approval provided the units are a low-profile design (no more than 6" from roof to top of unit), are painted/colored the same as the passive roof vents, no more than 20" in diameter with a maximum of two per roof.
- (c) No powered ventilation fans or vents are permitted in gables.

3.6.3 Rain Gutters

Gutters and downspouts shall be metal, must match the soffit color or house color and be approved by the ARC prior to installation. Homeowners must provide splash blocks at base of downspouts.

Homeowners shall ensure that drainage from downspouts is directed toward the natural drainage pattern of the Lot, causing no erosion or flooding upon the Lot or any adjacent Lots.

Plastic gutter material is prohibited. Any other rain handling systems or devices must be submitted for review by the ARC.

3.6.4 Rain Barrels

No rain barrels or other container for collecting rainwater are permitted, unless otherwise approved by the ARC and shielded from public view.

3.6.5 Lightning Protection

Installation of all lightning protection devices must be approved by the ARC prior to installation for all above-ground and under-ground components. The lightning rods cannot be more than 12" in height and not more than ½" in diameter, spaced a minimum of eight (8) feet apart for each lightning rod. The ARC application must include information about the installer of the equipment (a brochure or copy of the installation estimate) and a plat map (or scale drawing) indicating the size of all components and where all components will be installed.

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3.6.6 Solar Panels

Prior approval of the ARC is required for all solar panel installations. Solar panels may only be installed on roofs, and the requirements are as follows:

- (a) The panels must be black with all black exterior piping and/or hardware.
- (b) Exterior piping and/or hardware below the roof must be painted the same color as the home.
- (c) No panels should be installed on the front facing roof of any house unless such placement is the only effective and appropriate installation location as determined by the installer. In the event that a front placement is required, all panels should be placed as close to the roof peak as possible.
- (d) No ground-mounted solar panels are allowed, unless otherwise approved by the ARC. Any ground-mounted equipment associated with the roof-mounted solar panels must be screened with appropriate landscaping or fencing.

3.7 Garages, Driveways and Sidewalks

3.7.1 Garage Use

As specified in the first part of Section 8.7 of the Covenants:

All Living Units shall have at least a two (2) car garage which must be maintained and operated as such at all times.

Garages may not be used as living or permanent occupancy space. Heating or air conditioning of garage space is not permitted. No window or wall unit HVAC systems are permitted and no holes may be cut into any exterior wall to accommodate a window or wall unit.

Owners may use their garage space for storage of movable items. Owners may have exercise equipment in the garage space provided it is not permanently attached to the floor. Owner may finish the walls and ceilings in the garage provided the normal operation of the garage door is not impaired in any way.

Owners may not add walls or barriers, either attached or freestanding, that block ingress or egress through the garage openings to the street. Owners may not add walls in the garage space to enclose the door opening to the residence.

Screens of any kind over the garage door openings is not allowed (see Section 3.11.6)

3.7.2 Driveways and Sidewalks

The driveways and sidewalks shall be well maintained by each Owner and kept in clean, neat and attractive condition. Each Owner shall be responsible for timely repairs, maintenance and/or replacement of driveway, and sidewalks included within the Lot perimeter.

Replacement materials, including pavers and/or concrete, must be identical in design, shape, size, color and texture to existing materials as originally installed by the builder, unless alternative materials are approved by the ARC. The homeowner may, subject to the review and approval of the ARC, install different brick pavers, but any paver installation must be done by a licensed contractor.

Driveways must adhere to the following requirements:

- (a) All driveways in Tradd's Landing will use brick pavers. Except for the driveway area between the public sidewalk and the street, concrete may NOT be used on any part of the driveway or paver sidewalk(s) that leads to the front porch.
- (b) Driveways for front-loading garages must not exceed the width of the total garage width (measured as the width of the entire garage from exterior wall to exterior wall of the garage) by more than 18 inches on each side.

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- (c) Driveways for side-loading garages must adhere to the width requirements in 3.7.2(b) above and the driveway edge closest to the side-loading garage must be at least four (4) feet and not more than ten (10) feet away from a line parallel to the garage-door side of the garage to the street, so that the driveway forms an "L" shape.
- (d) Driveways must not be extended, in width and/or length, to provide paver or concrete surfaces along the side of the house between the exterior garage wall and the Lot boundary, nor may the driveway be widened to provide additional parking space in the front or side of the Living Unit.
- (e) Widening of the concrete portion of the driveway (between public sidewalk and street) to match the new driveway width is permitted, provided any widening of the concrete between the sidewalk and the street uses concrete. No other material shall be used for such widening.
- (f) No surface applications of any kind are allowed to driveways or sidewalks except those that waterproof and seal brick pavers, provided the sealer has NO color.
- (g) The addition of brick-paver walkways are permitted, provided such walkways are no wider than 36 inches. Brick pavers must match or complement the existing pavers. No other material is permitted unless otherwise approved by the ARC.

Any alteration to the type of pavers used, the layout and/or size of the driveway or the position of brick paver sidewalks, must be approved by the ARC. Homeowners must submit a paver sample (photo or brochure) showing design, color, size and shape of paver product along with information regarding the licensed contractor that will be doing the installation. The application must also include a plat map (or scale drawing) showing the location and boundaries for the brick pavers, even if the new pavers will cover the exact same area as the original pavers.

3.8 Exterior Equipment

3.8.1 Equipment Installation

This guideline applies to the installation of exterior mechanical equipment including, but not limited to, HVAC, propane tanks, pool heaters, pool filters, generators and related equipment, and solid tank water conditioners. This guideline does not apply to water softeners (see Section 4.7.1 below)

Equipment is allowed and shall be located adjacent to existing sidewall of home (within 2 feet) and placed upon a concrete slab or similar hard surface unless buried. Maximum height of equipment above ground shall be four (4) feet, not including vent pipes, controls or disconnects. Equipment must be set back a minimum of three (3) feet from rear house line and at least ten (10) feet from the front house line. Equipment may be buried to meet the height requirements, but still must meet the setback requirements.

Equipment must be screened from view by shrubs or fencing if above ground, and all equipment installations must have prior written approval of the ARC. Applications must include location on a plat map (or scale drawing), landscape and/or fencing changes, color of equipment, size and capacity, and a photo or brochure with equipment dimensions.

3.8.2 Air Conditioners

Wall or window-mount air conditioners are not permitted. Central air conditioning units shall be concealed by approved shrubs, hedges or privacy fencing to shield them from street view. Cutting holes into walls of any home for installation of air conditioners, or for any other reason, is not permitted.

- (a) Homeowners with alternate power sources may temporarily use window-mounted air conditioning units when power outages due to severe storms or hurricanes occur. Such units must be removed from windows within two (2) days after power has been restored.

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3.8.3 LP (Propane) Gas Tanks

LP (Propane) gas tanks shall be installed according to the regulations of Lake County and in conjunction with the Fire Department. Any permits required by the County are the responsibility of the homeowner and are independent of any approval granted by the ARC.

The installation of propane tanks, above or underground, must comply with the National Fire Protection Association Code 58.

Underground installation of tanks is highly recommended, but not required. Above ground tanks must be well ventilated and shall be concealed by approved shrubs, hedges or privacy fencing to shield them from street view. All installation and concealing shrubbery (or fencing) must have prior approval of the ARC.

Propane tank installation location, setback requirements and any concrete slab requirements shall be determined by the size of the propane tank and must meet all County codes. Each application will be reviewed on a case-by-case basis for approval.

Propane tanks must remain in the exact color as delivered (white or silver). Painting a tank is strictly forbidden without a written authorization letter from a certified propane gas company and written approval of the ARC. The tank may only be painted the exact same color as a home when approved.

3.9 Spas and Hot Tubs

All spas or hot tubs must be installed within a screened enclosure. All above ground spas or hot tubs must be kept under the original roofline within the original existing lanai area. In-ground spas or hot tubs may be added to the existing lanai or to a slab addition, but must be enclosed within a screen and must not exceed the width of the rear of the Living Unit.

All spa or hot tub designs must be approved by the ARC, and all applications must include information about the installer (if applicable), proposed location, size, color, type and any additional landscaping changes for the project.

3.10 Swimming Pools and Pool Enclosure Screens

No above ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the approval of the ARC and shall be governed by the following requirements:

- (a) The composition of all materials must be thoroughly tested and accepted by the industry for such construction.
- (b) Screening of pools is required with the following minimum requirements:
 - [1] Screen enclosure framing must be bronze aluminum (or any other color approved by the ARC).
 - [2] Enclosure framing must be of similar design to other pool enclosures in the Community (as determined at the discretion of the ARC).
 - [3] Screen material must be charcoal in color with a 20 x 20 mesh count.
 - [4] No opaque, "Florida glass", solid materials, decorative screens (with or without images/scenes) or privacy screens.
- (c) No pool or screen enclosure installed in connection with a swimming pool shall extend beyond the width of the Living Unit from the front or the rear, regardless of Lot size or Lot location, and cannot infringe on any rear easement, which is 7.5 ft. from the property line.
 - [1] A maximum of two (2) screen doors are allowed for a three-sided screened pool enclosure.
 - [2] Only one (1) screen door is allowed for a screened lanai
- (d) Any exposed concrete walls created in constructing a pool must be screened from view by the installation of hedge-like plants similar to existing landscape design.

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- (e) Pool equipment shall be installed in an area that will present the least annoyance to an adjacent neighbor, be installed on a concrete pad and be screened from view behind approved landscaping or approved white vinyl fencing.
- (f) Decorative features, such as (though not limited to) the back wall of a pool (with or without a water feature), separate waterfalls, rock grottos or freestanding boulders cannot exceed four (4) feet in height.
- (g) When pool is drained it must be drained directly into the rain/storm drain and the owner must take responsibility for any damage caused to the common area.
- (h) No change in elevation of any Lot shall be made without protecting adjoining Lots from surface drainage caused by the change.

ARC application must include a plat map showing dimensions of the pool in relationship to Lot line and lanai, color of lanai, screen type and dimensions, pool equipment and location, landscaping changes, decking type, slides, exterior lighting changes, and any other alterations required for the installation of the pool. The screen must gray or black in color

3.11 Alterations, Additions and Other Structures

3.11.1 Additions to the Home

No additional rooms shall be added to the structure of the Living Unit. No sunrooms, solariums, greenhouses, cabanas or guest cottages are permitted. No second-story additions (for existing single-story homes) or third-story additions (for existing two-story homes) are permitted.

3.11.2 Awnings

No extended and/or retractable awnings within a lanai are allowed. No awnings are allowed over windows, doors or any area of a home.

3.11.3 Carports

Carports are not permitted.

3.11.4 Decks and Patios

No decks or patios are permitted, except as part of in-ground swimming pools (see Section 3.10 above). No screen enclosures are permitted except as part of in-ground swimming pools, unless otherwise approved by the ARC.

3.11.5 Fuel Storage

No fuel storage shall be permitted, except as may be necessary or reasonably used for pools, spas, barbeques, fireplaces, or similar devices, so long as same is screened from view as approved by the ARC.

3.11.6 Garage Screen Enclosures

As specified in the first part of Section 8.7 of the Covenants:

All Living Units shall have at least a two (2) car garage which must be maintained and operated as such at all times.

Screens covering garage door openings and/or enclosures of any design or type are prohibited. No screen door, netting or similar material will be allowed on, or as a substitute for, garage doors.

3.11.7 Hose Reels and Hoses

Hoses must be stored on a hose reel and/or stored in a garage when not in use. When not in active use and no reel is used, hoses may not sit on or be stored on the grass, in landscape beds or any other area visible from the street.

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Portable hose reels are allowed, but must be stored in the garage or within the lanai (back porch) area when not in use. No portable hose reel shall be stored on the front porch or any other area visible from the street without approval of the ARC. No portable reel shall exceed a size of 24 inches square by 36 inches high.

Mounted hose reels do not require approval of the ARC, provided that the mounted reels adhere to all of the following requirements:

- (a) Mounted within two (2) feet of the builder's installed hose bib.
- (b) Mounted such that top of reel is no more than three (3) feet from the ground.
- (c) Mounted hose reels shall be no larger than 24 inches in height, width and depth.

3.11.8 Outbuildings and Other Detached Structures

No freestanding, permanent or temporary, outbuildings or structures (including, but not necessarily limited to, sheds, storage facilities, gazebos, barbecues, summer kitchens, kennels, dog houses or similar structures) are permitted, unless otherwise approved by the ARC.

3.11.9 Satellite Dishes and Antennae

As specified in Section 8.11 of the Covenants:

"No outside antennas, satellite receiving dishes, antenna poles, antenna masts, electronic devices, antenna towers, citizen band (CB) or amateur band (ham) antennas shall be permitted, except as approved by the ARC, or except as otherwise required by law as to satellite antennas less than one (1) meter in diameter, [or] antennas or aerials to receive over-the-air television broadcasts."

Installation of any antenna must be approved by the ARC, and the application must include type of antenna, size of dish (or antenna) and location of dish or antenna.

No more than two (2) dish antennas are permitted, except with the approval of the ARC.

FCC permitted antennas are suggested to be mounted such that they are as low and hidden from view as possible. However, these suggestions will not prohibit installation that would affect reception, delay the installation, or increase the cost of installation.

Satellite dishes and antenna installation must adhere to guidelines issued by the FCC (FCC Rule 47 C.F.R. Section 1.4000, as amended).

3.11.10 Weather Vanes and Weather Equipment

No weather vanes or anemometers (wind-speed gauges) are permitted.

Temperature and humidity sensors may be installed on the exterior of the Living Unit, but must not be visible from the street.

3.11.11 Other Temporary Structures

No structure of a temporary character, sometimes referred to as "factory built", "modular" or "mobile", (e.g. cooking device with integrated sink and/or refrigerator, trailer, tent, shack, garage, RV, boat, barn or other building) shall be used on any property at any time for any purpose, either temporarily or permanently, unless otherwise approved by the ARC.

An exception for party tents and/or EZ-Up canopies are provided in Section 4.6.5 below.

3.11.12 Lanai or Back Porch

The lanai or back porch is defined as the exterior concrete area under the roof-line of the Living Unit in the rear of the Living Unit, and is subject to the following restrictions:

- (a) May not be enclosed with any material other than screening (see Section 3.11.1 above).
- (b) May be screened using the same material specified for pool enclosures (see Section 3.10(b)[3] above).

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- (c) Screening and screen mounting hardware must be within existing structure of lanai and may not extend beyond the existing Living Unit perimeter or above the existing roof soffits with any type of enclosure structure, unless otherwise approved by the ARC.
- (d) May only have one (1) screen door

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4 Other

4.1 Security Equipment and Lighting

4.1.1 Security and Alarm Service Signs and Stickers

Signs or stickers furnished by commercial providers of security and/or alarm services for the purpose of notifying persons that such security and/or alarm services exist on premises are permitted within the property, subject to reasonable control and limitations by the ARC based upon review of the size, number and general appearance of any such signs or stickers.

Residents are permitted to place stickers provided by commercial providers of security and/or alarm services, or stickers provided to assist firefighters or law enforcement offices in an emergency, in the windows of their Living Unit. No other stickers or signs of any kind are permitted in windows. At no time shall any specific window contain more than two stickers.

Security signs must meet the following requirements:

- (a) Only one sign for each exterior (key-locked) door in the Living Unit.
- (b) Signs must be made of aluminum or other durable material.
- (c) No more than 24 inches in height (when installed).
- (d) Printed area must be no larger than 10" x 10"
- (e) No more than ten (10) feet from any entrance (it is suggested that signs be placed in landscaped beds)
- (f) Tattered, faded or worn signs must be replaced.

4.1.2 Floodlights

Security lights mounted on the Living Unit are permitted, and shall be of the simple lamp-holder type as originally provided by the builder and no decorative luminaries. Lamp-holder and lamp cover (if any) shall be white or the same color as soffit. Lamp-holder must be mounted to metal soffit under the eave or rake of the roof. Wall mounting is not permitted.

A maximum of two (2) lamps per holder at any one location and no more than two (2) locations per home are allowed. Maximum light output per lamp shall not exceed 150 watts incandescent equivalent output (e.g. a 23 Watt outdoor compact fluorescent floodlight bulbs produce approximately the same light output as a 100 watt incandescent floodlight bulb).

4.1.3 Security Cameras

Security camera systems will be permitted with prior ARC approval, provided such system meet the following requirements:

- (a) Owner must sign an indemnification contract accepting full responsibility for the proper and legal operation of all exterior cameras and absolving the Association from any legal liability.
- (b) Must use a dome-style camera to provide a discrete appearance. No bullet-style or other non-dome camera type is permitted.
- (c) Must mount to the soffit of the home. No wall-mount cameras are allowed.
- (d) All wiring and conduit must be hidden within soffit and interior of home. No wiring or conduit run along exterior walls will be allowed.
- (e) Maximum of eight (8) cameras permitted.
- (f) Camera view must only view the Living Unit perimeter and not extend to any neighbor's home and/or yard in any way that infringes on the rights and/or privacy of neighbors.

4.1.4 Exterior Alarm Horns or Speakers

Exterior alarm horns or speakers are not permitted.

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4.2 Flags and Flagpoles

4.2.1 Flags

Pursuant to Florida Statutes, Chapter 720.304(2)(a):

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.

With the exception of certain holiday-specific flags or banners (see Section 4.8 below), no flags other than those specified in the Florida Statute above are permitted without written approval of the ARC or the HOA Board of Directors.

No more than two flags may be flown at any time. Unless the flagpole is permanently mounted to the ground (see Section 4.2.2 below), the flagpole must be mounted to the Living Unit directly to the left or right of the front door, between the garage doors or any other street-facing exterior wall if the aforementioned locations are not conducive to secure fastening. Flags must be flown on a pole in an outward fashion from the Living Unit and the pole cannot exceed six (6) feet in length or distance from the Living Unit. No flush-mounted flags on the Living Unit are permitted.

4.2.2 Flagpoles

Pursuant to Florida Statutes, Chapter 720.304(2)(b):

*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.***

As specified within the Statute, the ARC and the HOA cannot prohibit the installation of a flagpole that meets the requirements of the Statute. However, as highlighted above, the homeowner must submit an ARC application prior to installing the flagpole to ensure they meet any setback, obstruction or easement requirements.

With the exception of certain holiday-specific flags or banners (see Section 4.8 below), no more than two flags of the type and size listed in the Florida Statute may be flown from the flagpole at any time.

4.3 Signs

As stated in Section 8.17 of the Covenants, in part:

Except as specifically provided hereafter regarding signs or stickers for security and/or alarm services, no signs, banners, billboards or advertisements of any kind, including without limitation, those of realtors, politicians, contractors or subcontractors, shall be erected or displayed anywhere within the property, including in windows and on motor vehicles, other than by the Board of Directors for the Association... The Board of Directors shall have the right to erect signs as they, in their discretion, deem appropriate.

No signs, stickers, banners, flags, billboards or advertisements shall be erected or displayed anywhere on the Lot or in any window visible from the street, except as provided elsewhere in this section or these Guidelines.

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Where a sign is permitted as specified in sections 4.3.1 through section 4.3.6 below, only one (1) physical sign, of the types permitted by these sections, can be posted within the Lot at any time, unless otherwise approved by the ARC.

4.3.1 Real Estate Signs

The HOA has a standard sign for selling homes in Tradd's Landing and only one sign may be placed in the front yard of the Lot. To order the sign, please contact: **Graphics Direct** -- (352)-432-3996.

4.3.2 Lost Pet Signs

Temporary signs requesting assistance locating a lost pet are allowed to be posted in common areas for no more than 48 hours in any 30 day period, and in the homeowner's front yard for no more than 72 hours in any 30 day period. The signs cannot be larger than 24" x 18".

Any damage to common areas caused by such signs will be the responsibility of the homeowner posting the sign.

4.3.3 Garage Sale Signs

Prior to the sale, the homeowner can post up to two (2) temporary "Garage Sale Signs" in common areas, and one temporary sign in their front yard, no more than 24 hours in advance of the sale. All signs posted must be removed the same day of the garage sale immediately following the sale. The sign cannot be larger than 24" x 18".

Any damage to common areas caused by such signs will be the responsibility of the homeowner posting the sign.

4.3.4 Contractor Signs

Contractors (e.g. painters, window repair, pool installation, roof repair, landscapers) working on a Living Unit or Lot may not post any signs with their name, company name or any other form of advertising. This is considered solicitation and is not permitted (see Section 4.12 below).

4.3.5 Rental Signs

No "For Rent" signs are permitted, unless otherwise approved by the ARC.

4.3.6 Lost Property Signs

No types of "Lost Property" signs (except for Lost Pet Signs, see Section 4.3.2 above) are permitted.

4.4 Mailboxes

Each resident is responsible for the good operating condition and appearance of their mailbox and post. Existing dual mailbox posts must be maintained and may not be split into separate mailboxes. No material, living or artificial, may be placed in such a way as to obstruct the mailbox or impede the delivery of mail.

Mailbox repair or replacement does not require ARC approval provided that the repair or replacement exactly matches the original height, color, location, material, style and design from the approved mailbox vendor (see below).

Replacement parts or repairs can be purchased from:

Creative Mailbox & Sign Designs

12801 Commodity Place
Tampa, FL 33626
Phone: 813-818-7100
Fax: 813-818-7200
Toll Free: 1-800-804-4809

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The following is a list of the parts for mailboxes, with part numbers and prices (as of April 2010):

- Standard black mailbox with flag -- P/N: T-1 Box -- \$44.00
- Mailbox mounting bracket
- **For single mailbox** -- P/N: DB-21 Bracket -- \$75.00
- **For dual mailbox** -- P/N: DB-23D Bracket -- \$95.00
- **Post topper** -- P/N: B-3 Finial -- \$40.00
- **Post** -- P/N: MP-36 Post -- \$80.00

Replacement mailbox flags can be purchased at Home Depot® or Lowes® for under \$5.00.

4.5 Pets and Animals

As stated in Section 8.21 of the Covenants:

"No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that cats, dogs and other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes or in any manner, or quantity, which creates a nuisance to the Owner(s) of any other Lot(s) within the Property."

The ability to keep pets is a privilege, not a right. If in the opinion of the HOA Board of Directors, pursuant to official findings by Lake County Animal Services and/or Law Enforcement Agencies, the Owner allows any pet or other animal to become the source of unreasonable annoyance to others, or the owner of the pet or animal fails or refuses to comply with these restrictions, or otherwise abuses their privileges hereunder, the owner, upon written notice, may be required to remove the pet from the property.

For any animal problems residents must call Lake County Animal Services at (352) 343-9688 or make a service request via the CARL (Citizen Action Request Line) at <http://mygovhelp.com/LakeCountyFL/>.

4.5.1 Requirements and Restrictions

Only household pets are permitted within the Community. All Owners of pets, whether homeowners or tenants, are subject to the following rules and requirements:

- (a) Any pet requiring special licensing (e.g. exotic pets and/or wildlife) are prohibited.
- (b) The maximum number of pets allowed is dependent on their size. With the exception of small fish, the total number of all pets in a Living Unit cannot exceed three (3) animals at any time. The following rules apply:
 - [1] No more than two (2) dogs of any weight greater than twenty (20) pounds as adults.
 - [2] No more than three (3) dogs if all weigh less than twenty (20) pounds as adults.
 - [3] No more than three (3) domestic cats or other small pets under twenty (20) pounds as adults.
 - [4] No fish tank shall be placed in any non-air-conditioned part of the Living Unit.
- (c) All pets shall be kept within the Living Unit and shall not be permitted to roam free outside the Living Unit except, when supervised, within a fenced yard (as defined in Section 2.4 above), a screened lanai or pool enclosure.
- (d) Pets shall not be left unattended or leashed in yards or garages or porches or lanais.
- (e) Owners who walk their pets anywhere in the Community must use a leash and must clean up after their pets.
- (f) Dog houses or similar detached structures are not permitted (see Section 3.11.8 above).
- (g) Commercial activities involving pets, including without limitation, boarding, breeding, grooming or training, are not allowed.

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4.5.2 Livestock

No livestock or any other domesticated animal commonly used primarily for agricultural purposes are permitted. This includes, but is not limited to cattle, sheep, swine, goats, horses and poultry.

4.5.3 Exotic Pets and Wildlife

Wildlife (exotic or otherwise) or any other animal specifically regulated as exotic (as specified under Florida Administrative Code 68A-6.002) are not permitted in the Community. Hybrids (wild animals bred with domesticated pets, such as wolf/dog hybrids) are not permitted.

4.6 Recreational Equipment

4.6.1 Basketball Hoops

No permanent basketball hoops (or equipment meant to serve in such a capacity) shall be mounted to any wall and/or pole on the Lot.

Portable basketball hoops are permitted, provided the following requirements are met:

- (a) Only one (1) portable basketball hoop is allowed per home.
- (b) Must not be placed in the street or block any public sidewalk.
- (c) May only be used between the hours of 9:00 a.m. and 9:00 p.m.
- (d) Must be maintained in good aesthetic condition.
- (e) Must be removed from view from the street (stored in the garage or behind a privacy fence) when not in use.

4.6.2 Swing Sets and Outdoor Play Stations

Swing sets and outdoor play stations must be approved by the ARC prior to installation. The ARC will review the location of the home in relation to common areas and other properties, but the ARC has the right disapprove an application for any reason. All swing sets or play stations must adhere to all of the following requirements:

- (a) Must be professionally designed and placed directly behind the Living Unit.
- (b) May not stick out on either side from the width of the home in the front or the rear and may not encroach into the rear 7.5' easement line.
- (c) Size cannot exceed twenty (20) feet wide, twelve (12) feet deep and twelve (12) feet high (at the highest point).
- (d) Swing set or play station must be properly anchored to prevent turnover or other movement due to high winds or other actions.
- (e) Only one swing set or play station per Living Unit is allowed.
- (f) The swing set or play station must be properly maintained to provide a clean and appealing appearance.
- (g) The area under and around the swing set or play station must be maintained, with either sod or a playground ground cover using only approved materials as listed in Section 2.3.1 above (or such other material deemed suitable by the ARC for playground ground cover).
- (h) Homeowner assumes all risks associated with the usage of the swing set or play station.

4.6.3 Temporary Camping Tents

Temporary camping tents are allowed without requiring approval of the ARC if all of the following requirements are met:

- (a) Must not exceed eight (8) feet in center height.
- (b) Must be located in the back yard and must not be visible from the street.

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(c) Must be used for purely recreational use and cannot be used as permanent or semi-permanent living space (i.e. tents cannot contain cooking, cleaning, bathing or other types of materials that would indicate long-term use).

(d) Tents shall not be placed outside for longer than 48 hours.

4.6.4 General Sporting Equipment

General sporting equipment (including, but not limited to balls, bats, golf clubs, baseball gloves, portable nets, skateboard ramps, etc.) must be stored out-of-site from street and any neighbor's view when not in use.

4.6.5 Party Tent or EZ-Up Canopy

Party tents or EZ-Up canopies are not permitted, except as specified below:

(a) Owners are permitted, without ARC approval, to set up and use a temporary party tent or EZ-Up Canopy in the homeowner's back yard no more than once every six (6) months for a maximum of 48 hours each time. No such tent or canopy shall be set up or used in any location other than the back yard without prior approval of the ARC. Any set up or use of such tent or canopy that will exceed 48 hours must be approved by the ARC prior to set up or use.

4.6.6 Trampolines

Outdoor trampolines of any kind are not permitted, except as specified below:

(a) Owners are permitted, without ARC approval, to set up and use a trampoline during outdoor parties in the homeowner's back yard, but no more than once every six (6) months for a maximum of 48 hours each time. No trampoline may remain set up or used for more than 48 hours.

(b) Set up and use of a trampoline is at the sole risk of the homeowner.

4.6.7 Temporary Pools

Temporary Pools or any kind of Above-Ground Pools are not permitted, except as specified below:

(a) Owners are permitted, without ARC approval, to set up and use a temporary above ground pool (e.g. kiddie or toddler pool) during outdoor parties in the homeowner's back yard, but no more than once every six (6) months for a maximum of 48 hours each time. No temporary pool may remain set up or used for more than 48 hours.

(b) Set up and use of a temporary pool is at the sole risk of the homeowner.

4.6.8 Ball Pits

Ball pits of any kind are not permitted, except as specified below:

(a) Owners are permitted, without ARC approval, to set up and use a temporary ball pit during outdoor parties in the homeowners back yard, but no more than once every six (6) months for a maximum of 48 hours each time. No ball pit may remain set up or used for more than 48 hours.

(b) Set up and use of a temporary pool is at the sole risk of the homeowner.

4.7 Miscellaneous Equipment and Devices

4.7.1 Barbeques and Outdoor Cooking Devices

Temporary barbeques and other outdoor cooking devices that are under the dimensions of six (6) feet wide by five (5) feet high by four (4) feet deep and do not include a built-in sink and/or refrigerator are permitted, but must be located only on the back lanai of the home, and must remain covered when not in use. No more than two (2) cooking devices are allowed provided the second device is no more than three (3) feet wide by five (5) feet high by three (3) feet deep.

(a) No front yard use of barbeques or other cooking devices is permitted.

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4.7.2 Garbage Cans and Recycling Bins

Homeowners shall be responsible for properly depositing their garbage and trash in receptacles (garbage cans and recycling bins) and in a manner designated by the waste management company and/or appropriate county agencies. Receptacles shall be maintained in a sanitary condition and shall be kept in the garage on non-pick-up days. Receptacles shall be placed outside the home no earlier than 6:00 p.m. on the day preceding the scheduled pick-up, and must be returned to the garage before sundown on the day of the pick-up.

Bulk items, including but not limited to, yard clippings, tree limbs, large boxes, and furniture, can only be placed on the curb no earlier than 6:00 p.m. on the day preceding the scheduled pick-up.

4.7.3 Laundry and Clotheslines

Consistent with Section 8.13 of the Covenants and Florida Statute Section 163.04, no clothes drying area may be placed in the Community except within the boundaries of a Lot.

Clotheslines may be installed in the rear of a Living Unit so long as:

- (a) They are of the portable "umbrella" type or retractable.
- (b) They are not visible from the front of the Living Unit.
- (c) Do not extend outside of the width of the Living Unit from the front or the rear.
- (d) Are not located in the easement.

All portable clothes lines and poles must be removed from the Living Unit or Lot when no clothes are being hung out to dry and shall not be put up prior to sunrise and shall be taken down before sunset.

4.7.4 Sewage Disposal Systems

No individual sewage disposal systems shall be permitted on any Lot, including but not limited to, above-ground or in-ground pet waste disposal/composting systems.

4.7.5 Water Softeners

All water softeners or refiners are allowed, but must be installed and kept within the garage. No other installation location is allowed. As this hardware sits inside the garage, no approval is required by the ARC for installation.

4.8 Holiday Decorations and Lighting

The decorations and lights associated with the holiday season are important to the Community and are encouraged provided certain rules and restrictions are adhered to.

4.8.1 Recognized Holiday Seasons

For the purposes of these Guidelines, recognized holidays when decorations and lights are permitted are defined as a range of dates during which decorations and lights will be allowed. Holiday decorations and lights must not be placed any earlier than the approved start date, and must be removed no later than the approved end date of a specific holiday season. The date ranges have been chosen to give homeowners sufficient time to display their decorations and sufficient time to remove them for storage.

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The approved holiday seasons where holiday decorations and lighting may be display are:

- **Halloween Season**
 - Starts: October 18th
 - Ends: November 5th

- **Thanksgiving/Christmas/New Year Season**
 - Starts: Monday prior to Thanksgiving Day
 - Ends: January 10th

No other holidays or holiday ranges are approved for displaying holiday decorations and/or lighting, unless otherwise approved by the ARC. Additional holiday periods may be recognized at the discretion of the HOA Board of Directors.

4.8.2 Decorations

Reasonably sized, tasteful, holiday decorations may be displayed, without approval of the ARC, during the approved holiday seasons listed in Section 4.8.1 above. Inflatable items are permitted without ARC approval provided they do not create a nuisance for neighbors, and no more than three (3) such inflatable items are erected per Living Unit.

Inflatable items may be positioned on the ground, on the porch or on the roof. Homeowners placing decorations on their roof do so at their own risk and without any liability to the HOA.

No decorations may be placed that would obstruct public sidewalks or streets, or interfere with sight lines at intersections.

No open flames of any kind are permitted.

4.8.3 Lights

Customary low-intensity holiday lighting is permitted without ARC approval, during the approved holiday seasons listed in Section 4.8.1 above. Holiday lights may be strung anywhere on the Living Unit and in trees, hedges, shrubs and on privacy fences. Holiday lighting may also line brick walkways and brick driveways. No lighting is permitted in the easement between the public sidewalks and the street, nor may any power cords be placed such that a tripping or entanglement hazard is created on any public sidewalk or other walkway or driveway.

Holiday lights with integrated music must turn off the sound between the hours of 10 p.m. and 10 a.m. and cannot be played at sound levels that constitute an annoyance to neighbors.

The homeowner is obligated to keep the seasonal lights in good working condition and appearance at all times.

4.8.4 Flags and Banners

Holiday-specific flags and banners may be included with holiday decorations, without approval of the ARC, during the approved holiday seasons listed in Section 4.8.1 above. Holiday-specific flags and banners cannot be larger than 24" x 36" and must be attached to the Living Unit.

Except as provided in Section 4.2.1 above, no other non-holiday flags or banners may be displayed at any time.

4.9 Hurricane Guidelines

In the interest of safety and protecting homeowner property before and after a hurricane, certain rules and restrictions may be relaxed temporarily as stipulated in this section. However, any hurricane protection that requires altering the exterior appearance of the Living Unit to mount the protection device(s) must be approved by the ARC prior to installation.

Design Review Guidelines and Community Standards

The following restrictions apply to all sections of this Hurricane Guidelines section:

- (a) Other than security film, hurricane protection may be utilized only after the issuance of a hurricane watch and shall be removed three (3) days after the storm has passed.
- (b) Hurricane protection may be used for severe weather warnings as issued by the weather service.
- (c) With the exception of security film, hurricane protection shall not be used for security purposes.
- (d) All removable hurricane protection items must be stored in the garage when not in use and cannot be stored on a porch or lanai or in a pool enclosure.

4.9.2 Window Protection

There are many ways to protect your windows during a hurricane, and each has different requirements and restrictions:

- (a) Bahamas-style shutters are not permitted
- (b) Installed shutters and mounts that alter the exterior appearance of the Living Unit, (e.g. Roll-down shutters, accordion shutters, colonial hinged shutters, removable corrugated panels) are all acceptable methods of hurricane protection, but must be submitted for approval by the ARC prior to installation as they require permanent alteration to the exterior of the Living Unit. Please provide a brochure with style and type of the shutters when submitting the application.
 - [1] All permanent connections to the home shall be painted to match that portion of the home to which that are attached.
 - [2] Colors for tracks and covers shall be white, tan/beige or the exterior body color of the Living Unit.
- (c) Safety & Security film is permitted provided the film has no significant tinting. No ARC approval is required provided the film has no tinting that would alter the appearance of the Living Unit with darker and/or more reflective window tinting. If the film will have noticeable tinting, ARC approval will be required.
- (d) Temporary removable shutters (e.g. Storm Stoppers[®]) that do not have mounting hardware that alters the exterior appearance of the Living Unit (and do not involve drilling holes in the exterior of the Living Unit) are permitted and do not require ARC approval.
- (e) Plywood is permitted for temporary emergency coverage of windows and doors, but any holes left in the stucco must be repaired and painted to the appropriate color once the plywood is removed. Such repairs must be completed within 30 days of after the storm or enforcement action may be taken.
- (f) Tape on windows is not permitted and has no protective value of any kind.

4.9.3 Doors

Several options are available for protecting doors, including storm doors, temporary panels and plywood. ARC Approval is required for any protection method that requires the installation of permanent mounting hardware.

Temporary panels and plywood are permitted without ARC approval.

4.9.4 Garage Door(s)

All garage doors in Tradd's Landing, as originally installed and properly maintained, are reinforced and rated to withstand 110mph wind loads. No exterior (i.e. visible from the street) modifications shall be made to the garage door or any exterior portion of the garage entrance.

The homeowner may take steps, without ARC approval, to install additional reinforcement hardware on the interior of the garage to further strengthen the garage door if they wish, so long as none of the additional equipment is visible from the exterior of the Living Unit.

Design Review Guidelines and Community Standards

4.9.5 Exterior Roof Sealants and Coatings

Exterior roof coatings, meant to seal and/or prevent the shingles from being blown off in high winds, are not permitted without ARC approval. Seals or coatings that alter the appearance of the roof shingles (e.g. create a gloss appearance or alter the color of the shingles) will not be allowed.

4.9.6 Interior Roof Hurricane Adhesives

Hurricane adhesives are sprayed on to the inside surface of the roof decking at every joint and seam in the roof. This creates a water-tight seal that prevents water intrusion even with loss of shingles. The adhesive also substantially strengthens the connection between the rafters and the roof decking.

As this is an interior installation and does not alter the exterior appearance of the Living Unit, no ARC approval is required.

4.9.7 Generators

Homeowners and tenants may use a gas generator during a power outage, after a hurricane or severe storm, while utility power is unavailable. They may also use a window-mounted air conditioner subject to the requirements of section 3.8.2(a) above.

4.9.8 Unsecured Equipment and Devices

Homeowners must secure any unanchored item by either storing it inside the Living Unit (e.g. the garage) or permanently anchoring the item to a porch or lanai. Such items include, but are not limited to, skateboard ramps, basketball hoops, benches (if light enough to be moved by high winds), toys, pots, statues and other decorative items, sports equipment or bikes.

4.10 Open Burning

Open burning to reduce solid waste on any lot is not permitted. No burning of trash, paper materials and/or landscape debris is permitted.

4.11 Outside Storage

Outside storage of equipment, tools, vehicles, or other any items, whether operable or inoperable, is not permitted, except as provided elsewhere in these Guidelines.

4.12 Solicitation

No solicitation for commercial purposes is permitted without prior written approval of the HOA Board of Directors.

4.13 Subdivision and Regulation of Land

Section 8.1 of the Covenants provides that no Lot or Living Unit may be divided or subdivided without the express written consent of the HOA. Even in the event that the HOA grants such a request, Lake County land use regulation may, and probably will, prohibit such changes.

The ARC does not have the authority to grant or rule in any way on dividing or subdividing a Lot or Living Unit.

Design Review Guidelines and Community Standards

4.14 Vegetable and Herb Gardens

In-ground gardens and planters are restricted to the rear of the property, must not be visible from the street and must be within the boundaries of the width of the home from the front and rear of the property. Such gardens must meet the following criteria to be allowed:

- (a) No plantings in the garden or planters shall exceed four (4) feet in height.
- (b) The entire garden or planter area cannot exceed 10' x 10' (100 sq. ft.) and may be fenced in with approved fencing material (see Section 2.4). No other fencing material (e.g. chicken wire or chain-link fencing) is allowed. Fencing must be approved by the ARC.
- (c) Garden area must be maintained at all times and must be kept in a clean, neat and attractive condition at all times. No rotting materials are permitted.
- (d) No greenhouses, tents, awnings or umbrella shades of any kind are allowed.

4.15 Correction of Health and Safety Hazards

As provided in Section 8.23 of the Covenants:

"Any conditions of the physical property which are reasonably deemed by the Board of Directors to be an immediate hazard to the public health or safety may be corrected as an emergency matter by the Association, and the cost thereof shall be charged to the responsible Owner."

Design Review Guidelines and Community Standards

Questions and Answers

Changes to your Property

The following section should help answer some questions about making changes to your property, the application process required to get approval for such changes and the consequences for failing to get approval for a project. Should you have other questions not answered here, please contact the Management Company for additional information.

What do I need to get approved?

As stipulated in Section 8.24 of the Covenants:

"...no building, structure or other improvement shall be erected or altered, nor shall any grading, excavation, landscaping, change of exterior color, or other work which in any way materially alters the exterior appearance of any Structure, Lot or Living Unit be performed without the prior written approval of the ARC."

Any alteration to the exterior of your home or lot requires written approval from the ARC. This includes repainting your home, even if you are using the same color scheme. Except where explicitly indicated in this document, you should submit an ARC Request Application for all changes you intend to make to the exterior of your home or lot.

Failure to obtain written approval from the ARC prior to commencing or completing any changes may result in legal action against the homeowner, including requirements to alter or remove the offending changes, at the owner's expense.

Why do I need approval? It's my property and I can do what I want, can't I?

Tradd's Landing is a deed restricted community. Every homeowner, upon taking title to their home, is subject to these governing documents, regardless of whether they were explicitly given copies of these documents. The homeowner's signature(s) on the deed constitutes agreement to these governing documents, as per Florida law.

These governing documents were created to ensure that the community maintains a consistent appearance, which enhances property values. Cluttered landscaping, strange color schemes, boats, commercial vehicles and even abandoned vehicles can have a negative impact on property values and the general enjoyment of the community by other homeowners.

The Tradd's Landing Homeowners Association (the HOA) has broad authority, under the Covenants, these Guidelines and Florida Statute, to enforce restrictions and standards as stipulated in these documents. The HOA is subject to, and will always adhere to, due process and any applicable Local, State or Federal Statutes in the enforcement of these governing documents.

Failure to adhere to the governing documents can expose a homeowner to legal action, including fines, court costs and even foreclosure by the HOA in the event that dues or fines go unpaid. It is the homeowner's responsibility, under the deed restrictions, to adhere to these governing documents. It is the HOA's responsibility to enforce the governing documents.

How do I get approval?

You will need to submit an ARC Application to the Management Company, which will then be reviewed by the ARC. You cannot begin the work until the ARC has approved your application. Along with the application, please submit as many of the following as applicable:

- a) Plat Map or similar drawing (to scale) showing the location and dimensions of the modification(s) in relationship to the Lot line and easements
- b) Color schemes and material samples
- c) Vendors you plan to use, planned start date for work and time for completion

Design Review Guidelines and Community Standards

- d) Landscape plans (if application involves modification to the current landscaping)
- e) Any other information, data and drawings as may be reasonably requested

For large projects, please submit multiple applications for each distinct project component. For example, if you are installing a fence, painting your house and changing your landscaping, this would need to be submitted as three (3) separate applications.

Within reason, please provide as much information as possible to ensure the ARC has everything it needs to make a quick decision. Failure to provide sufficient information can result in delays (as the ARC requests more information) or complete denial of the application.

How soon should I expect to get an approval?

According to Section 8.24(c) of the Covenants, the ARC has 60 days from the date the application is received by the Management Company to review and approve or deny the application. The ARC will always try to get the review done in less than 30 days, but you should plan your projects with this review time in mind.

If the ARC fails to respond to the homeowner within the sixty (60) day period, the request for approval shall be deemed denied.

In the event the application is denied, a homeowner has the right to make a written appeal to the HOA Board of Directors within thirty (30) days after notification of the decision. The decision of the Board shall be final.

What if I proceed with my project without approval?

As noted above, the approval process can take up to 60 days. If you feel the process has taken too long, contact the Management Company to check the status of your application. **If you decide to proceed without approvals, you do so at your own risk.** If the request is ultimately denied, and you have already begun (or even completed) your project, the HOA is required to start an enforcement action against you using all the power granted by the governing documents and Florida law.

Typically, fines may be levied and legal action will be taken against the homeowner to correct the unapproved work. Since the homeowner can also be subject to all the legal fees incurred by the HOA in bringing these actions, the cost for proceeding with unapproved projects can become very expensive.

What else do I need to know about my project once it is approved?

Owners are responsible for obtaining any other approvals or permits required by agencies and laws of Lake County or the State of Florida. If in the process of obtaining these governmental approvals your original plans change, you must resubmit your revised plans for ARC review and approval.

Homeowners must repair any damage incurred due to the project including, but not limited to, streets, curbs, drainage inlets, sidewalks, street signs, walls, community signs, landscaping, sod, irrigation, etc., both community property and neighbors' property, or the damage will be repaired and such costs will be charged to the owner.

All homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in the project. The responsibilities include, but are not limited to:

- a) Making sure the project site, neighbors' property, community properties and roadways are kept clean and free of all debris and waste materials.
- b) Ensuring that any stockpiles of unused materials are kept in a neat and orderly fashion and do not in any way impede or obstruct community property, neighbors' property or roadways.
- c) Ensuring that work does not begin before 7:00 a.m. and is finished by 6:00 p.m.
- d) Making sure any construction equipment is properly and safely secured to prevent injury

Design Review Guidelines and Community Standards

How long do I have to complete the project?

Due to the complexity of some types of projects, there is no fixed timeframe that applies to all projects. However, with the exception of pool installation, most projects should take no more than 7 days from the date the project was actually started.

What do I need to do once the project is complete?

As long as you have completed your project as stipulated in your application and as approved by the ARC, you do not need to do anything further. However, you need to keep copies of all approvals for your own records for as long as you own the home. You must also take all necessary steps to maintain the completed project in a manner that adheres to the Covenants and the Guidelines.

Why was my neighbor allowed to do their project, but mine was denied?

There are many reasons this can happen. In some cases, a homeowner completed a project without ever submitting an application and therefore does not have approval for the changes. This homeowner will potentially be subject to hundreds or even thousands of dollars of fines, legal fees and other costs.

In some cases, the project was approved many years ago by a different ARC and/or Board of Directors as a variance. As per **Section 8.25** of the Covenants (Variances):

"Association or [the] ARC shall have the power to grant variances from any requirements set forth in this Declaration or from the Community Standards [Design Review Guidelines], on a case-by-case basis, provided that the variance sought is reasonable and results from a hardship upon the applicant. The granting of a variance shall not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Community Standards on any occasion."

Since the authority to issue variances is provided in the Covenants, such variances are essentially "grandfathered" and the current ARC and/or Board of Directors cannot take any enforcement action on homeowners duly granted one of these approvals by variance. As noted above, the granting of a variance does not obligate the ARC or Board to issue the variance to other homeowners.

In other cases, the project was approved because the Covenants were too vague to allow the ARC to deny the request. The purpose of this document (the Design Review Guidelines) is to provide additional guidance for the ARC and the community to provide more consistent enforcement of the Covenants and Guidelines.

Violations and Enforcement

From time to time homeowners may receive letters from the Management Company on behalf of the HOA Board of Directors or committees created by the Board of Directors. Such letters may be informational (e.g. announce a meeting or event) or they may be of a legal nature (e.g. violations, legal actions, etc.).

When a homeowner is found to be in violation of a requirement or provision of any of the Governing Documents, the Management Company will send out notice letters informing the homeowner of the violation, with instructions for correcting the issue and information about the consequences of failing to do so. The homeowner always has the right to appeal violations to the HOA Board of Directors and to ask for variances, extensions on the time to correct the violations, or other extenuating circumstances.

This section provides answers to common questions about the violation notices sent to homeowners.

What is a "[First] Notice of Violation" letter and what do I need to do?

A [First] Notice of Violation letter is meant to alert the homeowner to violation(s) of the Governing Documents. This notice is often written as a friendly reminder to the homeowner of their responsibilities to adhere to the Guidelines and/or Covenants. The first notice of violation(s) is often the only letter a homeowner will receive, typically because they did not realize they were in violation of a requirement or provision of the Guidelines and/or Covenants, and they quickly take steps to correct the violation(s).

Design Review Guidelines and Community Standards

It is important that homeowners take this notice seriously and correct any violations indicated in the letter within the timeframe stipulated in the letter, or within 21 days of the date of the letter if no timeframe is indicated.

If the homeowner feels there are extenuating circumstances that will delay or prevent them from correcting the violation in the time allotted, they **must** notify the Management Company in writing immediately. In some situations, and on a case-by-case basis, the HOA Board of Directors may be willing to reach a compromise that allows the homeowner to correct the violation(s) over a longer period than stipulated in the notice.

If, for any reason, the homeowner does not correct the violation in the time allotted in the notice, or does not reach an agreement with the HOA for a time schedule for correcting the violation(s), a second notice will be sent.

What is a "Second Notice of Violation" letter and what do I need to do?

A Second Notice of Violation letter is sent when violation(s) that were pointed out in the first letter are not corrected. This letter is typically sterner and will often set a specific date by which the violation(s) must be corrected. As with the first notice, the homeowner has the right to appeal to the HOA Board of Directors for any extensions of the timeframe or other extenuating circumstances, so long as such an appeal is made in writing and sent to the Management Company.

If, for any reason, the homeowner does not correct the violation by the date indicated in the notice, or does not reach an agreement with the HOA for a time schedule for correcting the violation(s), a final notice will be sent.

What is a "Final Notice of Violation" letter and what do I need to do?

The Final Notice of Violation letter is sent when violation(s) that were previously stipulated in the prior two letters are not corrected. This letter "starts the clock" on legal action, notifying the homeowner that their failure to correct the violation(s) in a timely manner, generally within 14 days, will leave the HOA no choice but to pursue legal action.

Legal action includes, but is not limited to, fines (as approved by the Board of Directors) which accumulate daily up to a statutory limit of \$1,000 and judgments by the presiding court that may add legal and court costs to the fines. The homeowner has the right to appeal any fines levied to the appropriate committee that will review the case and rule on whether the fines will be waived.

Regardless of whether fines are levied, a court judgment can be an extremely expensive outcome for a homeowner, especially for violations that would have taken little time or effort to correct prior to the commencement of legal action.

If I correct the violation(s) after fines have been levied, but prior to court papers being filed, do I still have to pay the fines?

In general, once fines have been levied, the HOA Board of Directors is not required to waive such fines solely because the homeowner finally corrected the violation(s). However, the homeowner has the right to appeal the fines levied to a committee appointed by the Board of Directors. This committee will review the case and decide if the fines can be waived.

Why are you bugging me with these violation notices when my neighbor's yard looks ten times worse than mine and nothing is being done about their yard?

Given that a minimum of three (3) notices must go out before fines or other legal action can be taken, it can take 8-10 weeks before the HOA is even legally able to take a homeowner to court over any violations. In fact, from the time a violation is first recognized until a court decision is reached can take 4-6 months on average. Do not assume that just because your neighbor hasn't corrected their violations that they are not getting notices and possibly more severe legal documents due to their violation(s).

Design Review Guidelines and Community Standards

If your neighbor is routinely ignoring all violation notices and refuses to do anything to correct any violations, it can take more than six (6) months before the violation(s) can get corrected, usually at significant cost to the homeowner. Keep in mind, that should the HOA prevail in any court action (and they typically do for most cases that go to court), the homeowner will be responsible for all legal costs incurred by the HOA for these legal proceedings.

Homeowners are responsible for adhering to the Governing Documents of this Community. The fact that a neighbor is risking serious financial and legal turmoil by ignoring these Governing Documents should not in any way encourage any other homeowner to ignore the rules.

These rules and restrictions are stupid and unreasonable. How do I get them changed?

These Design Review Guidelines are reviewed and approved by the HOA Board of Directors. The determination of what is permitted (and what is not) is handled by the Architectural Review Committee, which is established for the purpose of reviewing all applications for changes and approving or denying these applications based on these Governing Documents.

Only the Board of Directors can approve changes to these Design Review Guidelines.

Homeowners may request changes to the Board, or they may petition the Board to make changes. However, the ultimate decision about the contents of the Design Review Guidelines is at the sole discretion of the HOA Board of Directors.

Design Review Guidelines and Community Standards

Addendum -- Approved Paint Color Schemes

The paint color schemes listed on the following page(s) are the only approved color schemes for homes in Tradd's Landing and were current on the date this document was approved (Approved: November 4, 2010). Please see Section 3.1 above for specific requirements before beginning any paint project.

For the most up-to-date list of approved paint color schemes, please contact the Management Company or visit the Tradd's Landing website (www.traddslanding.com).

Tradd's Landing Paint Color Schemes

(as approved November 4th, 2010)

NOTE: SW2123 (White) or SW7005 (Pure White) is available as alternate Door and/or Trim color for all schemes.

ORIGINAL SCHEMES	SCHEME ID	BODY	TRIM	DOOR
	TLSW-01	SW2038 (Loggia)	SW2428 (Coconut Grove)	SW2041 (Aerie Brown)
	TLSW-02	SW2206 (Row House Tan)	SW2060 (Casa Blanca)	SW2420 (Academic Navy)
	TLSW-03	SW2011 (Pediment)	SW2009 (Sandstone)	SW2714 (Cinnabar)
	TLSW-04	SW2017 (Victorian Rose)	SW2421 (Nimbus White)	SW2021 (Gambrel Brown)
	TLSW-05	SW6150 (Universal Khaki)	SW6141 (Softer Tan)	SW6265 (Quixotic Plum)
	TLSW-06	SW7045 (Intellectual Gray)	SW6148 (Wool Skein)	SW7062 (Rock Bottom)
	TLSW-07	SW2352 (Brassine)	SW2449 (Restful White)	SW6258 (Tricorn Black)
	TLSW-08	SW2450 (Aged Ivory)	SW2205 (Townhall Tan)	SW2385 (Olympic Range)
	TLSW-09	SW6141 (Softer Tan)	SW7038 (Tony Taupe)	SW6027 (Cordovan)
	TLSW-10	SW6158 (Sawdust)	SW6156 (Ramie)	SW6167 (Garden Gate)
	TLSW-11	SW6672 (Morning Sun)	SW6385 (Dover White)	SW6244 (Naval)
TLSW-12	SW6147 (Panda White)	SW7036 (Accessible Beige)	SW6229 (Tempe Star)	

2008 ADDED SCHEMES	SCHEME ID	BODY	TRIM	DOOR
	TL08-01	SW6123 (Baguette)	SW1080 (Merino Wool)	SW7735 (Palm Leaf)
	TL08-02	SW7536 (Bittersweet Stem)	SW6119 (Antique White)	SW0008 (Cajun Red)
	TL08-03	REMOVED (NO LONGER PERMITTED)		
	TL08-04	SW6117 (Smokey Topaz)	SW6119 (Antique White)	SW7060 (Attitude Gray)
	TL08-05	SW6135 (Ecru)	SW6379 (Jersey Cream)	SW7020 (Black Fox)
	TL08-06	SW6379 (Jersey Cream)	SW6122 (Camelback)	SW6111 (Coconut Husk)
	TL08-07	REMOVED (NO LONGER PERMITTED)		
	TL08-08	SW2824 (Renwick Golden Oak)	SW6119 (Antique White)	SW7750 (Olympic Range)
	TL08-09	SW6156 (Ramie)	SW6119 (Antique White)	SW6258 (Tricorn Black)
	TL08-10	SW2834 (Birdseye Maple)	SW2841 (Wheathered Shingle)	SW2833 (Roycroft Vellum)
	TL08-11	SW6117 (Smokey Topaz)	SW6114 (Bagel)	SW6113 (Interactive Cream)
TL08-12	SW7024 (Functional Gray)	SW7021 (Simple White)	SW6524 (Commodore)	

Design Review Guidelines and Community Standards

Tradd's Landing Paint Color Schemes

(as approved November 4th, 2010)

NOTE: SW2123 (White) or SW7005 (Pure White) is available as alternate Door and/or Trim color for all schemes.

2010 ADDED SCHEMES	SCHEME ID	BODY	TRIM	DOOR
	TL10-01	SW2101 (Whitewater)	SW2424 (Riverstone)	SW2740 (Mineral Gray)
	TL10-02	SW6127 (Ivoire)	SW7006 (Extra White)	SW6258 (Tricorn Black)
	TL10-03	SW7038 (Tony Taupe)	SW7005 (Pure White)	SW7069 (Iron Ore)
	TL10-04	SW7051 (Analytical Gray)	SW7545 (Pier)	SW6481 (Green Bay)
	TL10-05	SW6164 (Svelte Sage)	SW6385 (Dover White)	SW6166 (Eclipse)
	TL10-06	SW7072 (Online)	SW7646 (First Star)	SW6244 (Naval)
	TL10-07	SW6149 (Relaxed Khaki)	SW7010 (White Duck)	SW6989 (Domino)
	TL10-08	SW7043 (Worldly Gray)	SW7635 (Palisade)	SW7591 (Red Barn)
	TL10-09	SW6079 (Diverse Beige)	SW7596 (Only Natural)	SW6264 (Midnight)
	TL10-10	SW6116 (Tatami Tan)	SW6388 (Golden Fleece)	SW6033 (Bateau Brown)
	TL10-11	SW6399 (Chamomile)	SW6373 (Harvester)	SW6110 (Steady Brown)
	TL10-12	SW7697 (Safari)	SW7676 (Paper Lantern)	SW6328 (Fireweed)