

## Appendix D

### **GENERAL SPECIFICATIONS FOR: Wood Fences, Hurricane Shutters, Lighting Fixtures, Flag Poles, Security Cameras, Satellite Dishes and Antennas, and Solar Panels**

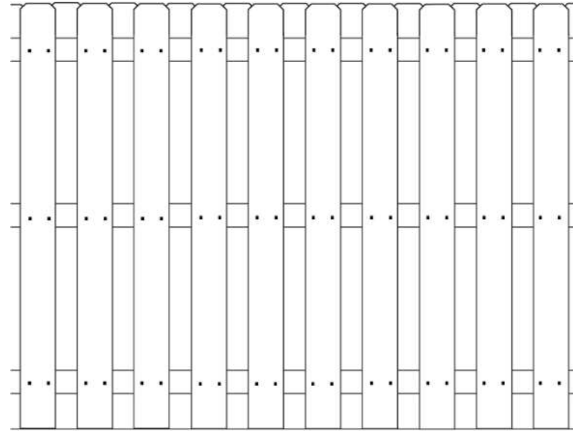
Homeowners must submit Architectural Modification form for approval, which can be obtained from the Management Company or downloaded at [www.myLaCosta.com](http://www.myLaCosta.com)

#### **Wood Fences:**

Wood fences are not permitted in the front of the unit, with the exceptions of 10 Mariner Homes. Wood fences separating back yards must remain as the original style (shadowbox; not to exceed 6' in height.) If a homeowner wants to paint the fence white, ACC form must be submitted and approved.

Approved style: wood shadowbox style

- Natural wood
- Only clear protective coat is approved
- Colored stains are not permitted
- White paint can be used for sections where ALL the units on the block have painted the fence white.



Shadowbox fences feature the same look on both sides. This style has the look of a privacy panel but allows for more air circulation. Shadowbox style is specified in Club La Costa's Bylaws and can't be changed by the Board of Directors.

Wood gates may be installed to access common areas. Wood gates must be closed when not in use.

#### **Hurricane Shutters:**

The acceptable styles are accordion shutters, metal panel shutters, and plywood. If a homeowner wishes to use another type of shutters, please submit the specification to the Architectural Control Committee (ACC) for approval. If for any reason a homeowner wishes to leave hurricane shutters in place for an extended period of time, for example, if going on a vacation, request for approval is required to have shutters closed for the duration of vacation. Accordion shutters must be white. No plywood or metal panel shutters shall be allowed 2 weeks post hurricane and/or storm warning.

#### **Lighting Fixtures:**

Lighting fixtures can be black or white in Colonial Style. Exterior lighting brightness or direction of the lights shall not be directed in such manner as to create annoyance to neighbors.

#### **Flag Poles:**

Flags shall not be installed on easements to prevent damages to utility lines. Approval of ACC is required prior to flag pole installation. Flag poles shall not be more than 10' tall. U.S. flag should be only displayed from sunrise to sunset. If a homeowner wants to display the flag at night, it should have a proper lighting.

#### **Security Cameras:**

Security camera(s) must be positioned in such a manner as to view only the resident's property. The camera(s) must not monitor neighboring private property. If a camera is to be mounted on the front of a property, it should be mounted under the soffit. Installation of security cameras requires an architectural design form filed with the

Association's management office. A registration of each camera will be maintained by the management office. Doorbell cameras do not need an approval.

**Receivers Such as Satellite Dishes, Radios, and TV Antennas:**

- All receivers must be approved prior to installation
- All receivers must be mounted in the back of the unit
- Receivers are not allowed to be installed on the side of the unit, front of the unit, or common areas

Satellite dishes can be inconspicuously installed on rear wall, meaning the lower rear cement wall of each unit and positioned below the top of the wooden fence to minimize view of the dish, or rear wood fence, meaning below the top of the fence and secured to a 4x4 inch vertical fence post to minimize view of dish, or rear roof wood fascia trim or concrete firewall.

No radio or television aerial antenna, or related or short-wave radio transmission or receiving device(s) shall be attached to or hung from the exterior of the Units without submitting ACC form and receiving approval. All wiring must be white and properly attached to the building.

**Solar Panels:**

Solar panel installations are allowed pursuant to FL statutes; however, homeowners must submit an ACC for approval and provide the plans for placement.

Solar panels on roofs require 3-foot clearance between units for emergency access, roof replacement, repairs and maintenance. Homeowner installing solar panels must not use more than 18 inches of emergency access from the neighboring unit. Homeowner may use 18 inches of emergency access of their own property and up to 18 inches emergency access of the neighboring property, thus totaling 3 feet of emergency access. Solar panels may only be installed on the roof of the house, excluding the garage roof. Solar panels may not be installed over garage roofs, entrances, balconies or courtyards in front of the units.

Solar panels may be installed in the backyard, but must not be visible above the 6-foot fence.

**Electric Vehicle (EV) Chargers:**

Charging outlets for electric vehicles are allowed, however, they must be approved by the HOA and be permitted. Charging cords must be unplugged and stored out of site when not in use. The cords may not be hung on the front of house or left plugged in to the outlet.

Placement of EV chargers for units with garages:

EV chargers must be mounted on the side of the garage.

Placement of chargers for units without garages:

Please provide photos and proposed location of the charging station. Wires shall not pose tripping/falling hazard.