

LANGSHIRE OF LEGENDS
HOMEOWNER'S ASSOCIATION

COMMUNITY STANDARDS

UPDATED: March 19, 2024

18.5 Community Standards: Each owner and its contractors and employees shall observe and comply with the Community Standards which now or may hereafter be promulgated by the ACC and approved by the Board from time to time. The Community Standards shall be effective from the date of adoption; shall be specifically enforceable by injunction or otherwise; and shall have the effect of covenants as set forth herein verbatim. The Community Standards shall not require any owner to alter the improvements previously constructed.

1.0 HOME MAINTENANCE

- 1.1 **Exterior home painting:** The exterior of each home will be repainted at least each ten years from the date of original occupancy and each ten years thereafter with the original color scheme or as directed and/or approved by the Langshire ACC. Paint colors for the main portion of the house may be the original color of the house or any one of the following colors as identical to Sherwin-Williams paint.

(SW#2051/**SW#7518**)- Beach House
(SW#2053)- Coast Point
(SW#2031/ **SW#7512**)- Pavilion Beige
(SW#2037/**SW#7507**)- Stone Lion
(SW#9173)- Shitake
(SW#7038)- Tony Taupe
(SW#7044)- Amazing Gray

The owner may select one of the following colors for the main trim of the house and one additional contrasting color theme for the garage door and/or front door only from the following list of trim colors:

(SW#2428)- Coconut Grove,
(SW#7525)- Tree Branch (Dark Brown)
(SW#7566)- Westhighland White
(SW#7526)- Maison Blanche
(SW#7009)- Pearly White
(SW#6106)- Kilim Beige
(SW#7514)- Foothills
(SW#6112)- Biscuit
(SW#7719)- Fresco Cream

- 1.2 **Painting house number plaque:** The owner shall paint the front portion of their house number plaque raised front border and raised house number a dark brown color like SW#7525-Tree Branch (Dark Brown) or a color approved by the

Langshire ACC.

- 1.3 **Washing roof tile:** The tile roof of each house will be power washed to remove mold on the tiles at least every three years or as directed by the Langshire ACC.
- 1.4 **Roof tile repair:** All roofs, including the replacement of all or any part of a roof, must be approved by the ACC. All required heat and plumbing vents shall not penetrate the roof on the roadside of the building unless determined to be necessary by the ACC. In all cases vents and roof edge flashing shall be painted the same color as the roof. Langshire HOA will consider approval of barrel tile, flat tile, and metal roof material, however the material submitted must blend with size and color of existing roofs as approved by the Langshire ACC. A sample of the material to be used including the color of the material, must be submitted with the application for approval of a roof or for the replacement of a roof with any material other than the existing material.
- 1.5 **Driveway and sidewalk washing:** At least once per calendar year or as directed by the Langshire ACC, the owner will power wash their driveway and walks at the side of the house. Sidewalks in front of the house parallel to the street if applicable, and the street gutter across the front property line of all houses to the opposite property line of the house shall also be power washed.
- 1.6 **Replacing driveway/sidewalk:** The owner's sidewalk may be increased in width not to exceed six (6) feet from the outside dimensions of the garage to the existing grass alongside the existing sidewalk. The total width of the sidewalk must be of the same material and color as the driveway. In no instance may a sidewalk be installed alongside or parallel to the driveway.
- 1.7 **Replacing concrete driveway with pavers:** The total driveway may be replaced with ACC approved specifications of full brick pavers as outlined in Appendix 2. The total driveway from gutter to garage including sidewalks will be replaced as outlined in 1.6. The owner is totally responsible for all expenses and maintenance relating to the expansion of the driveway. The layout and specific full brick pavers must meet specifications. Sample of brick pavers is required when submitting ACC request.
- 1.8 **Repair/replacing garage door:** Garage doors shall be Standard square raised panel painted in the ACC approved colors. Replacement doors may be either plain panels all over or have a row of square hurricane proof, clear glass across the top. The glass panel may be left clear and have either a Stockton or Prairie insert style. All changes to the current door require Langshire ACC approval. (See Appendix 4)

2.0 **YARD MAINTENANCE**

- 2.1 **Removal/replacing shrubs:** an owner may remove existing shrubs surround the house and replace the shrubs at owner's expense from a list of association approved shrubs and as approved by the Langshire ACC.
- 2.2 **Shrub maintenance:** Shrubs surrounding the house and cage will be trimmed each quarter at the association expense.
- 2.3 **Lawn mowing:** The grass lawns surrounding the house and common grounds will be cut once per week from May 1st to October 30th and every other week from November 1st to April 30th at association expense.
- 2.4 **Fertilization of lawn and shrubs:** All common grounds and owner's lawns and shrubs will be fertilized and sprayed for insects periodically per schedule at association expense. Additional indoor and lanai pest control will be at owner's expense.
- 2.5 **Tree removal:** No tree may be removed from the owner's lot without the approval of the Langshire ACC. If approved, the tree, if being replaced, must be replaced with a native Lee County species approved tree and from the associations approved tree list including the location of the tree, approved by the Langshire ACC and at owner's expense. At least two native trees must remain on the property.
- 2.6 **Tree Trimming:** Each calendar year the Cabbage and Queen Palms will be trimmed at association expense. Hardwood trees, such as Live Oak trees will be trimmed every two or three years or as is need at the association's expense.
- 2.7 **Document references to lawn and shrub maintenance:** (Declaration of Restrictions and Covenants: 11.2 Lawn Maintenance): Association shall cut and edge the grass in the yard of each home. The Association will fertilize, weed, and mulch the yard of each home. In addition, the Association shall provide normal trimming of all trees and shrubs and weeding and caring for any plant bed. **Each owner is responsible for replacing any trees, shrubs, grass, flowers (whether annual or perennials) or landscaping that is replaced in the owner's yard.**

Material covering all flower and shrub beds: The material allowed to cover all flower and shrub beds is wood mulch provided by the association. The color of the mulch will be black/dark brown or as determined by the association. The only exception will be if a resident chooses to add large (minimum of 1" rocks in size & no larger than 3"), stones around the back lanai area only. This ground covering area will not go forward past the rear corners of the house. It will be the

homeowner's responsibility to maintain this area. The color of the stones will need to be approved by the Langshire HOA with the standard ACC forms. If an owner redesigns their flower or shrub beds, the covering of the bed shall be as indicated in this standard.

- **2.8 Document references of maintenance by owners:** Section 22.22-Maintenance by Owners: Subject only to Association's obligation to cut and edge grass in the yard of the home as previous provided herein, the owner shall be responsible for the maintenance, repair and replacement of the home, all lawns, landscaping, on any property. Structures, improvements, fences, and appurtenances, all of which shall be maintained, repaired or replaced as necessary by the owner and kept in first class. Good, safe, clean, neat and attractive condition consistent with the general appearance of Langshire of Legends.

3.0 **OUTSIDE DECORATIONS**

- **3.1 CERAMIC GLAZED POTS:** Each home may place up to three (3) commercially produced decorative pots not to exceed 36 inches in height on the front door side of the house, and not to be placed further toward the street than where the mulch is placed. Two commercially produced decorative pots, not to exceed 36 inches in height, can be placed directly in front of the garage on both sides for balance and not be counted toward the three pots allowed. Decorative hanging pots may be used but the pots count as the three (3) allowed. The pots may stand empty or be used to grow plants in them. Final placement and pot style and size must be approved by the Langshire ACC.
- **3.2 Outdoor ground lighting:** Outdoor ground lighting may be placed in the landscaping surround the home as approved by the Langshire ACC and at the owner's expense. The lighting must be placed in such a manner as not to shine directly into or on the adjacent homeowner's house. LED and solar lighting is preferred. No lights may be attached directly to the outside of the owner's house.
- **3.3 Sidewalk/Front Enclosure Seating Lawn Decorations:** Seating on the sidewalk/front enclosure of the home is limited to two (2) small chairs and one (1) small table or one (1) two-person bench and one (1) small table. No other equipment, furniture, structures, on the front entry side will be allowed outside of the allowable flowerpots under section 3.1 unless otherwise approved by the Langshire ACC.

4.0 **MAILBOXES**

- **4.1 Repair and maintenance of mailboxes:** periodically, at the association's

expense and determination, the street side mailboxes will be repainted or replaced. Any damage to the mailbox, double front mount and/or base, other than normal wear and tear, will be replaced by the association at the owner's expense or the individual identified as damaging the mailbox.

5.0 **SCREEN ENCLOSURES**

- 5.1 **Specifications for screen enclosures:** All screen enclosures such as screen doors, front screen enclosures, and pool cages of expanded cages shall be made of medal and white, bronze, or black in color and approved by the Langshire ACC. The landing area going out of the lanai through a screen door of the pool cannot be greater than 39" out from the lanai and 48" wide. The landing area must be of the same material as the lanai deck, such as concrete or pavers.

6.0 **GARAGE LIGHTING**

- 6.1 **Specifications for garage lights:** Each home shall have two identical operating wall lights on either side of the garage opening. The lights shall be carriage style and no longer than 15" in height (top to bottom of light) and extend no more than 12" from the wall. The color will be white in as provided by the builder OR Manufacturer Quoizel, Style: Newbury Collection. These lamps come in Black, Bronze, Pewter, or Aged Copper in 12" and 14" in length with clear or seedy glass. Matching "over the front door" lamps is also available. See Appendix One for additional specifications.

7.0 **YARD CURBING**

- 7.1 Curbing is allowed around flower and shrub areas as defined by the specifications listed below and approved by the Langshire HOA ACC Committee.
- 7.2 The ACC will determine with the homeowner where curbing will be allowed based on the openings between adjacent houses. In all cases there must be a four (4) foot opening between the houses to allow lawn mowers to go through. The curbing must be a minimum of two feet from the side property lines. (With no survey available, measure the distance between the two houses and find the center point and divide by two. Curbing must be at least two feet back from that point.)

Curbing is not allowed along the sides of the driveway, however, are allowed along the walkways leading to the front door.

In areas at the back of houses that are near a ditch, retaining "wall" may be installed to prevent erosion. The "wall" must be at least four (4) feet from the ditch to allow lawn mowers to move through the area. The ACC must approve the project.

- **7.3 Curbing Materials:** The following materials are allowed for curbing: (1) commercially installed continuous concrete curbing, (2) bricks such as those used to install a brick driveway may use for curbing if they match the color of the driveway and the Langshire HOA color scheme. (3) bricks in grey color matching existing concrete driveway color. Plastic or steel materials are not allowed.

A brick or combination of stacked bricks cannot exceed six (6) inches in height as Measured from the dirt ground level.

The color of the materials must blend with the landscaping, Langshire HOA color Scheme, and approved by the Langshire ACC.

- **7.4 Approval Process:** The homeowner MUST submit an ACC Request Form to the ACC Committee. A drawing shall be submitted with the request showing how the curbing will be laid out, such being on edge when installed. Additionally, the color and size and a sample of the brick must be submitted with the request.
- **7.5 Maintenance of Curbing:** The homeowner is solely responsible for the maintenance as well as any damage to the curbing including the expense to repair any damage.

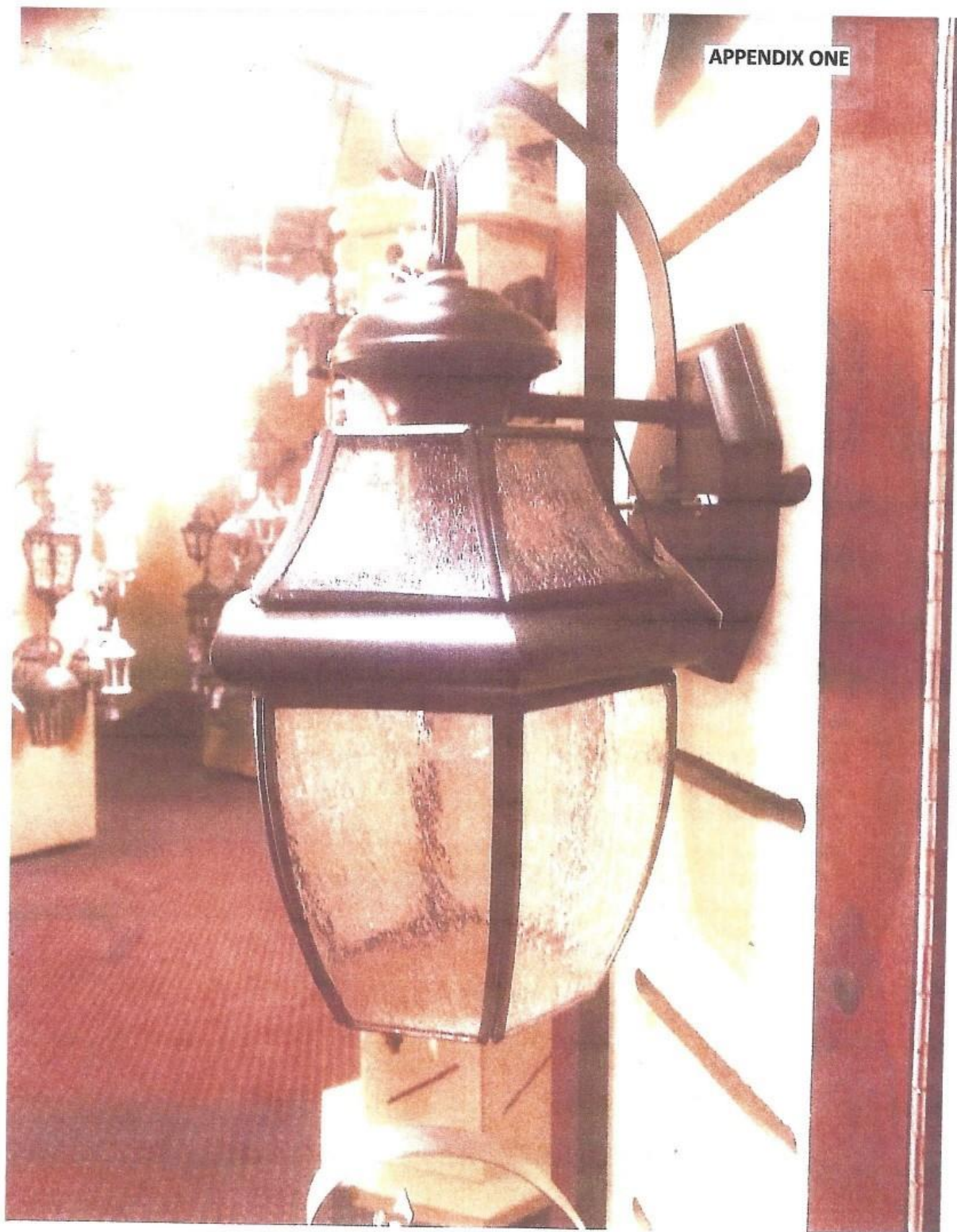
8.0 **HURRICANE SHUTTERS SPECIFICATIONS AND DIRECTIONS**

- **8.1** All new hurricane shutters, be they plastic, accordion or roll down type must meet all Florida State and Lee County codes and the color must match the color of the main part of the exterior of the house and be approved by the Langshire ACC.
- **8.2 Use directions:** Hurricane season in Florida is from June 1st through November 30th. Depending on the type of shutter the owner may have the following restrictions are in place relative to their use:
 - A. **Steel slab style:**
These may only put up 48 hours prior to a hurricane warning and removed at least 48 hours after the hurricane has passed.
 - B. **Plastic style:**
This style may be put up June 1st and must be removed by November

30th.

C. **Roll-down or accordion:**

This style may be used all year for security and storm protection on the back and side windows and doors, but not on front windows or doors except for a hurricane warning in which they may be put up on the front windows and doors.



Specifications for Quoizel Newbury Collection Lamps

Manufacturer: Quoizel
Style: Newbury Collection

MODEL NUMBERS

Garage Fronts

NY8407K Mystic Black w/ Seedy Glass 12"
NY8407P Pewter w/ Seedy Glass 12"
NY8407Z Medici Bronze w/ Seedy Glass 12"
NY8409K Mystic Black w/ Seedy Glass 14"
NY8409P Pewter w/ Seedy Glass 14"
NY8409Z Medici Bronze W/ Seedy Glass 14"

NY8315K Mystic Black w/ Clear Glass 12"
NY8315P Pewter w/ Clear Glass 12"
NY8315Z Medici Bronze w/ Clear Glass 12"
NY8315AC Aged Copper w/ Clear Glass 12"
NY8316K Mystic Black w/ Clear Glass 14"
NY8316P Pewter w/ Clear Glass 14"
NY8316Z Medici Bronze w/ Clear Glass 14"
NY8316AC Aged Copper w/ Clear Glass 14"

Over Front Door

NY1615K Mystic Black w/ Seedy Glass 15"
NY1615P Pewter w/ Seedy Glass 15"
NY1615Z Medici Bronze w/ seedy Glass 15"
NY1794K Mystic Black w/ Clear Glass 15"
NY1794P Pewter w/ Clear Glass 15"
NY1974Z Medici Bronze w/ Clear Glass 15"

Available From:
Brothers Lighting and Fan Gallery
4030 Colonial Blvd
Fort Myers, FL 33966
239-277-0333
Contact: John Goselin

LANGSHIRE OF LEGENDS
HOMEOWNER'S ASSOCIATION

***SPECIFICATIONS AND PROCEDURES FOR REQUESTING TO
INSTALL BRICK PAVERS IN DRIVEWAYS, WALKWAYS, AND ENTRYWAYS***

INTRODUCTION: Residents in Langshire of Legends Homeowner's Association have expressed interest in replacing the original concrete entrances by installing brick pavers in driveways, walkways, and entryways at their homes. The Board of Directors support this home improvement as long as the project follows the procedures and requirements outlined below.

PROCEDURE FOR SUBMITTING REQUEST TO INSTALL BRICK PAVERS:
The resident must submit an ACC Request Form (available at Langshire.com) to the Langshire of Legends ACC Committee requesting to install brick pavers. The form must be completely filled out including all specifications of materials, patterns, color, and contractor performing the installation. The request must meet the specifications outlined below. **Brick pavers are the only option for replacing concrete driveways/walkways.**

SPECIFICATIONS:

- A. **Construction Specifications:** Removal of existing concrete driveway/walkway and disposal of said concrete off the site of Legends Golf and Country Club the same day it is removed from the existing driveway/walkway. Site will be leveled and 4" of base rock and 2" of screening sand will be placed and compacted. All areas to be bricked will have concrete toe around the outside borders for restraint. All bricked areas will be top sanded, brushed in, final compaction, and swept off clean. At least 8 to 12 brick pavers will be left with the homeowner for replacement purposes. Upon completion job site will be completely cleaned of debris.
- B. **Pavers:** All pavers must meet the ASTM Designation C-936 standards, have at least 8000 PSI average compressive strength, have 5 percent maximum water absorption, and have excellent abrasion resistance.
- C. **Color of Pavers:** The color of the brick pavers must match the color of the house roof tiles and be solid in color. The Langshire of Legends ACC Committee must approve the color of the tile.
- D. **Patterns:** The installation of the brick pavers must be in a 45 degree herringbone pattern. This pattern has proven to best retain its tightness and stability when cars are driven over the pavers. Figures, circles, or other artistic

patterns will not be approved. Installation of brick pavers can be no wider than the width of the existing driveway and will extend up to the curb in the street.

- D. Pavers Size:** All pavers shall be 4" x 8" x 2 3/8" in size. Half pavers, used on concrete walkways will be 4" x 8" x 1" in size. It is recommended pavers be sealed annually.

CONTRACTORS: All contractors performing construction work in Langshire of Legends HOA must have current Florida and Lee County Contractors Licenses. It is the responsibility of the homeowner to obtain a copy of these licenses and/or the license numbers. It is also recommended the homeowner obtain at least three references from the contractor where similar like work has been performed for other individuals.

ACC COMMITTEE REVIEW OF REQUEST: The Langshire of Legends HOA ACC Committee will review each request. If the resident has submitted all necessary information, the color of the pavers has been approved and it meets the specifications outlined above, the request will then be approved. The approved request **must then be sent to the Legends Golf and Country Club Master Board ACC Committee for their review and approval. No construction may begin until the Langshire of Legends AND the Master Board ACC Committees have approved the request AND the resident has the approved signed request back in their possession.**

NOTICE

These specifications are for use by the homeowner in the construction of a brick paver's driveway. The Langshire of Legends HOA Board assumes no responsibility for the construction and end result of the said brick paver's project by the publication of these specifications.

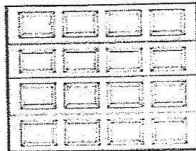
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Community Standards

Home Maintenance

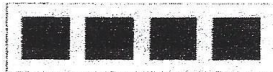
Garage Doors shall be Standard square raised panel painted in the ACC approved colors. They may either be plain panels all over or have a row of square hurricane proof, clear glass across the top. The glass panel may be left clear or have either a Stockton or Prairie insert. Any change to the current door must have ACC approval.

Door Design Options

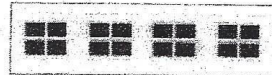


Standard

Window Styles



Clear Short



Stockton 1