

Architectural Control Standards

*Vantage Pointe
Homeowner's Association, Inc.
Revised JULY 2026*

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1. STATEMENT OF PRINCIPLES AND PURPOSE

- 1.1** A great deal of effort was invested in the planning of Vantage Pointe to ensure a thoughtful and harmonious development. The Architectural Control Committee (ACC) has been established to maintain the aesthetic standards and property values in Vantage Pointe. In the event of any conflict, the Declaration shall prevail.

2. EXTERIOR MAINTENANCE GUIDELINES

- 2.1 ROOFS:** Roof maintenance is the process of removing dirt, algae, mold, mildew, lichen, moss, rust and any other visible discoloration. Visible signs of any of the aforementioned will require homeowner to schedule cleaning/repairs.
- 2.2 DRIVEWAYS:** Driveway maintenance is the process of removing dirt, rust, algae, mold, mildew, lichen, repairing peeling or chipping, and any other obvious discoloration.
- 2.3 DWELLING EXTERIOR:** Dwelling exterior maintenance is the process of removing dirt, rust, algae, mold, mildew, lichen and all other visible discoloration. All stucco must be in good repair. Visible signs of any of the aforementioned will require homeowner to schedule cleaning/repairs.
- 2.4 LANDSCAPE BEDS:** "Trimming, weeding and otherwise general maintenance of the planting areas will be the sole responsibility of the owners. Beds must be kept in good condition and appearance", per Article V, Paragraph 3 of the Covenants. Any dead plantings must be removed. Curbing will be free of dirt, mold, mildew and all other visible discoloration. Vacant lots require proper maintenance, including planted beds. Irrigation of vacant lots is the sole responsibility of the lot owner.
- 2.5 COMMON AREAS (Clubhouse, Swimming Pool, and Shuffle Board Courts):** Common areas will be monitored by the ACC to meet identical maintenance standards of dwellings. Inspection will be performed annually and written notification(s) will be submitted to The Board for implementation and completion.
- 2.6 COMPLETION OF REQUIRED MAINTENANCE:** Upon notification from ACC, homeowner must respond via written communication (hand delivered, mail or e-mail) within 14 days which details the timeline to complete necessary maintenance. Maintenance must be completed within 60 days from written notification.

3. EXTERIOR DWELLING GUIDELINES

- 3.1 SIDING MATERIAL.** Limited to one (1), stucco over concrete on exterior walls. Gable ends must be replaced with like material.
- 3.2 ROOF, GUTTERS AND DOWNSPOUTS:** Approved roofing materials include architectural grade asphalt shingles (25 years or better) or steel shingles or raised rib metal roofing. Exposed flashing, roof vents and accessories must blend with roof color. Facia, soffits, gutters and downspouts must be white in color on ALL homes. It is MANDATORY that raised rib metal roofs have gutters. Drip edge color must be white on homes with asphalt shingles and raised rib steel roofs. Drip edge color on steel shingle roofs will be manufacturer's recommendation. All villas (dwellings connected by a party wall) must have identical roof material, gutters, downspouts and drip edge on both sides (including colors). A chart of ACC approved roof colors is attached.
- 3.3 EXTERIOR COLORS.** 5 approved exterior color combinations are available. A display is located at the clubhouse for your convenience. The darker shade (color) must be the trim and the lighter shade (color) must be the base color of the dwelling. Exterior entry ceilings may be painted ceiling white, base color of the home or Sherwin Williams color rainwashed (SW6211). Entrance doors must be white or one of the existing house colors. Storm door must be white or black. Overhead garage doors will be white or the base color of the house. All villas (dwellings connected by a party wall) must be painted the same color(s) on both sides including all exterior elements.
- 3.4 PATIOS & RAILINGS.** Patio surface material must be concrete or pavers. Railings are prohibited in Vantage Pointe unless required by homeowner under ADA. Homeowner must submit request to The ACC for approval. If approved, said railings must be black or white in color and meet ADA standards.
- 3.5 OPTIONAL EXTERIOR GARBAGE CAN ENCLOSURES:** Dwellings located on Vantage Circle with even house numbers between 4000 and 4638 may have a 2- or 3- sided enclosure. All other residents must have a 3-sided enclosure. Specifications are as follows:
- All enclosures must be located on the side of the home;
 - Enclosure size to be a maximum of 16 sq.ft. x 48" high;
 - The garbage can(s) will NOT be visible through the walls of the enclosure;
 - One side of the 3-sided enclosure will be a gate;
 - Enclosure color will be white in color;
 - Enclosure material will be solid vinyl only; no lattice
 - All enclosures will rest on a concrete pad or be imbedded in concrete. If a post is only resting on the concrete pad, a right-angle bracket must be added and fastened to both the concrete pad and all posts to secure the structure.
 - Zip ties are not a method of securement.
 - A sketch must be submitted to the ACC along with the application for approval.
- 3.6 YARD LIGHTS.** Yard lights are mandatory in front of all dwellings per the Exterior Design Requirements. All poles must be the standard black with sensor (available from VPHA). Lights must be kept on from dusk until dawn as they serve as our street lights. They are to be at the center of the front window in line with all other lights on the street.

- 3.7 SOLAR PANELS.** Solar panels are regulated by Florida Statute 163.04. Vantage Pointe HOA requires completion and approval of form "Application Form for Home" accompanied by a detailed sketch of proposed placement of panels. Placement of solar panels must be located on the roof only and may be restricted based upon HOA standards, providing the placement does not impair the effective operation of the solar collectors.
- 3.8 AWNINGS, HURRICANE SHUTTERS AND WINDOWS.** Awnings and hurricane shutters must be metal and white or the base color of the dwelling. Vinyl and canvas are prohibited. Replacement window style must be colonial (include grids) on all windows on the front of the dwelling. Entry screen enclosures are prohibited.
- 3.9 GARAGE DOOR SCREENS (Skeeter Beater).** Artwork/designs are allowed on screens. A detailed sketch, including design and colors must be submitted to and approved by the ACC prior to commencement with project.
- 3.10 DRIVEWAYS.** Artwork/designs are allowed on driveway surface. Approved colors include original cement, match hues of house color or gray speckled. See sample in clubhouse. A detailed sketch, including design and colors must be submitted to and approved by The ACC prior to commencement with project.
- 3.11 FLAGS & SIGNAGE.**
- 3.11.1 Flag Poles:** Flags and placement in an HOA are Governed by Florida Statute 720.304, Paragraph (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 4.5 x 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, a POW-MIA flag or a first responder flag" only. The aforementioned are the ONLY flags that may be flown on a flag pole in Vantage Pointe. (Note: Visit the National Flag Foundation for etiquette on how to display our American flag at <https://nationalflagfoundation.org/etiquette/how-to-display-the-flag/>.)
- 3.11.2 Sports Team Flags:** Sports team flags may be displayed within planting bed(s) or projecting from the front of the dwelling on a pole twenty-four (24) hours before and up to twenty-four (24) hours after game is played.
- 3.11.3 Political Flags/signage:** Political flags and signage are prohibited. No political displays of any kind may be visible by other members or dwellings within Vantage Pointe.
- 3.11.4 Decorative Flags:** May be displayed within planting beds (to avoid interference with lawn mowing) or projected from the front of a dwelling.
- 3.11.5 Holiday displays:** May be displayed within planting beds (to avoid interference with lawn mowing) or projected from the front of a dwelling.

4 LANDSCAPING

- 4.1 SUBMISSION.** The "Application Form for Home" for all new and replacement planting areas and curbing must be submitted for approval prior to commencement of any exterior project.
- 4.2 CURBING.** Curbing must be a minimum of 60 inches from other objects to allow clearance for mowers. (i.e. Curbing around lamp post must be 60" from curbing around other planting beds). Curbing color must be earth tone or the same hues as dwelling.

5 ACC MEETINGS

- 5.1** ACC meetings will operate under Roberts' Rules of Order unless in conflict with Florida statute 720.
- 5.2** A quorum of the ACC members must be met at each meeting.
- 5.3** All ACC meetings require forty-eight (48) hours notification by the chairperson, and must include the date, time, place, and purpose of the meeting. Notices will be posted on mailbox bulletin boards and via the President's e-mail.
- 5.4** ACC resolutions, approvals, approvals with conditions, and denials may be passed only upon a majority vote of those present providing the quorum requirement has been met.
- 5.5** One (1) set of exterior plans including new construction and landscape will be retained as a part of the permanent records by dwelling.
- 5.6** All communication, verbal and written, between homeowner's and ACC members must be kept and filed by dwelling address up until which time the home changes ownership and all open requests are completed. All files will be kept in the clubhouse office.

6 ACC ENFORCEMENT AND FINES

- 6.1** Violations related to ACC requirements will be enforced per Article IV, Paragraph 5 of The Covenants.
- 6.2** The ACC will initiate verbal or written notification of infractions with homeowner(s) and discuss compliance timeline. All interactions will be documented including time of notification and commitment by homeowner to complete necessary repairs within approved time limits set forth by ACC.
- 6.3** The ACC will notify The Board if agreement is not reached or repairs are not completed within agreed upon time frame. The Board will proceed accordingly in compliance with the governing documents and Florida Statute 720.305 to ensure all dwellings meet standards. All written correspondence related to fines will be sent to owner of record.

6.4 ALL exterior upgrades, painting, and changes require prior ACC written approval.

7 ACC INSPECTIONS AND APPROVALS

- 7.1** Two members of the ACC will perform exterior inspection of dwellings annually in January to monitor and maintain community standards and property values. Areas of interest include, but are not limited to foundations, exterior walls, roofs, gutters, exterior doors and windows, patios, driveways, yards and lawns, landscaping and trimming, trash storage, and sidewalks.
- 7.2** All requests for improvements or changes must be submitted via hand delivery to an ACC member. DO NOT place requests in the Clubhouse office mail slot.
- 7.3** ACC requests will be returned, signed and dated by a majority of ACC members within ten (10) business days of submission. The Board will receive notification of all denied requests.
- 7.4** ACC members will NOT approve any requests that deviate from published guidelines.
- 7.5** "Application Form for Home" must be submitted in person to a current ACC member for ALL exterior additions, replacements and updates including landscaping. Forms are available at the clubhouse. A detailed diagram of all proposed changes must be included. Applications will be noted as to the time and day of receipt. Any form that does not include complete information may be rejected.

Exterior Design Requirements for New Home Construction or Remodeling

Vantage Pointe Architectural Control Committee [ACC] ~ **April, 2024**

1. **The builder or prime contractor in charge of construction shall provide a set of final prints to the ACC for approval prior to beginning of construction.**
2. Single family stucco over concrete design, single or duplex, with 1, 1 ½ or 2 car garages. Exterior design to match the style and continuity of existing homes.
3. Set back requirements for single home or duplex. Front, back and sides with or without screen room. Concrete slab in rear [see county requirements attached].
4. Screen rooms must have separate insulated roof with non-load bearing walls without footers. Exterior walls will be metal, either rolled or vertical siding, white or black in color. Screen or windowed rooms located under the main roof of the house will have stucco exterior walls to match the house.
5. Single house roofs may be gabled or hip on twin lots [A & B] with 4-foot spacing between [each home 2-foot off 0- lot line]. No exceptions on the 4-foot spacing between homes and each home must have matching roof lines.
6. On hip roof homes rain gutters and downspouts must be installed on both homes on the 4-foot side to control water runoff between the homes.
7. House colors are limited to five (5) basic color combinations which are registered and available at Sherwin Williams Paint store or through the ACC.
8. Front window(S) [with or without arched top] is generally in three depths [36, 48, or 60 inches] and of colonial style. Other windows in the house are to be standard single or double hung.
9. On the front of the house the lower raised stucco trim band [13 inches wide] will run under the 36"D window, will intersect at the bottom of the 48"D window and will intersect at the side of the 60"D window. Generally the height from the floor slab at the bottom of the trim band will be from 14" to 17" with allowance for some difference in the depth of the window. If any doubt check with ACC.
10. [Optional] upper raised stucco trim band [13 inches wide] located on the garage side only and on post when available, will be located with the top of the band flush with garage door opening.
11. For single homes with 4-foot spacing between there shall be no construction or mechanical systems located in that space. This is necessary for noise reduction, air circulation and unobstructed passage for emergencies.
12. All homes must have a covered recessed entry under the main roof. Entries with posts will have house numbers on the post. No screening allowed. Flush front homes will have the numbers located between the garage opening and the entry way, and in all cases the numbers will be same in style and size.
13. Width of concrete driveways will be from the outer edge of the garage foundation to the garage side of entry way with a curved area to the other side of the entry way.
14. All homes will use standard black pole with sensor and yard light [available from VPHA] which will be installed in the center of the large front window in line with the other lights on the street [generally about 26 to 28 feet from the edge of the road]. These lights are to always be on as they also act as VP street lights.
15. Always contact the Irrigation Chairman before installing irrigation system.
16. Contractor is responsible for the current monthly fee to cover irrigation and lawn service, from the time the sod is down until the certificate of occupancy is issued. The fee needs to be paid directly to VPHA [Vantage Pointe Homeowners Association].
17. The \$500.00, one time new home assessment, is due when the certificate of occupancy is issued and is payable to VPHA [Vantage Pointe Homeowners Association].
18. **If any of the above requirements are not clear, or if any other questions occur, please contact the ACC Chairperson or VPHOA Pres/VP or Designee for further clarification.**

Homeowner Signature

Address

Date

Telephone Number