EDGEWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION
Architectural Control Committee

EXTERIOR PAINT & COLOR GUIDELINES

1. PURPOSE AND AUTHORITY

These Exterior Paint & Color Guidelines ("Guidelines") are adopted by the Architectural Control Committee ("ACC") pursuant to the authority granted under the Edgewood at Everlands Declaration ("Declaration") and are subject to approval by the Board of Directors of the Edgewood at Everlands Homeowners Association ("Association").

The purpose of these Guidelines is to establish reasonable, clear, and consistent standards for the painting, repainting, refinishing, and modification of exterior colors on homes and other improvements within Edgewood at Everlands.

These Guidelines are intended to preserve the architectural appearance of the community, protect property values, encourage proper exterior maintenance, and provide homeowners with reasonable flexibility in selecting attractive and compatible exterior colors.

The ACC is responsible for administering architectural review and control in accordance with the Declaration, including Sections 13.24, 16.13, 16.14, and Article 19.

These Guidelines shall be interpreted and applied consistently with the Declaration, applicable Florida law, and City of Palm Bay requirements.

In the event of any conflict between these Guidelines and the recorded Declaration, the Declaration shall control, subject to applicable law.

2. GENERAL EXTERIOR PAINT POLICY

The Edgewood at Everlands Homeowners Association does not, through these Guidelines, establish an exclusive list of approved exterior paint colors. Homeowners are afforded reasonable flexibility in selecting exterior colors, provided proposed colors:

1. Comply with the Declaration;
2. Receive prior written ACC approval where required;
3. Are compatible with the architectural design of the home;
4. Complement the general appearance of Edgewood at Everlands;
5. Are appropriate for the exterior surface being painted;
6. Do not create an unreasonable visual conflict with surrounding properties; and
7. Are maintained in a neat, clean, and attractive condition.

The ACC shall evaluate proposed colors based upon reasonable architectural considerations rather than personal preferences or arbitrary restrictions.

3. ACC APPROVAL REQUIREMENTS

Prior written ACC approval is required before making a material change to the exterior color scheme of a home or other improvement subject to architectural review.

This includes, but is not limited to:

- Changing the primary exterior house color;
- Changing trim or accent colors;
- Changing the color of exterior doors;
- Repainting shutters in a different color;
- Changing garage door colors;
- Painting previously unpainted exterior surfaces;
- Changing the color of architectural features;
- Applying decorative exterior finishes;
- Changing the color of zero-lot-line improvement walls;
- Changing the exterior finish or color of approved accessory structures; and
- Any other material alteration to an approved exterior color scheme.

Section 19.6 of the Declaration requires ACC review of exterior alterations and changes involving color schemes.

Homeowners shall not begin work requiring ACC approval until written approval has been obtained.

4. REPAINTING IN THE SAME COLOR

Routine repainting using the same previously approved color scheme is considered maintenance rather than a material change to the exterior appearance of the home.

For purposes of these Guidelines, repainting in the same color means using:
- The same manufacturer and color identification; or
- A substantially equivalent color that accurately matches the previously approved appearance.

A change in paint manufacturer alone shall not constitute a color change when the resulting color and finish are substantially equivalent.

Homeowners are encouraged to retain documentation identifying their home's existing approved colors. Where the original color cannot be identified, the homeowner may request assistance from the ACC or property management company in determining whether a proposed replacement is a substantially equivalent match.

This section does not waive any express approval requirement contained in the Declaration.

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5. EXTERIOR COLOR SELECTION

Homeowners may propose exterior colors appropriate to the architectural design and style of their homes.

The ACC shall consider:

1. Compatibility with the home's architectural features;
2. Relationship between primary, trim, and accent colors;
3. Harmony with permanent exterior materials;
4. Appearance under normal daylight conditions;
5. Compatibility with the surrounding streetscape;
6. Consistency with the community's overall architectural character; and
7. Compliance with the Declaration.

No color shall be denied solely because it is not included on an informal or unpublished list of preferred colors.

The ACC may approve contemporary or updated color combinations when they are compatible with the architectural character of the residence and community.

6. ORIGINAL LENNAR EXTERIOR COLOR SCHEMES

Lennar, the original developer and builder of homes within Edgewood at Everlands, established exterior color schemes corresponding to the architectural elevations offered within the community.

The original Lennar Exterior Color Schemes are incorporated into these Guidelines as Appendix A and shall serve as a reference for homeowners and the Architectural Control Committee when considering exterior painting, repainting, and color modifications.

The original builder color schemes include:

1. Schemes 1–5: Coastal and Transitional architectural elevations.

2. Schemes 6–9: Craftsman architectural elevations.

These schemes identify coordinated exterior colors and finishes for various architectural components, including primary exterior walls, trim, fascia, front doors, garage doors, roof shingles, and other decorative features, as applicable to the particular elevation.

6.1 Use of Original Builder Color Schemes

Homeowners are encouraged to consult the original Lennar color schemes when repainting their residences or considering exterior color modifications. The original schemes provide an established reference for exterior color combinations consistent with the architectural character of Edgewood at Everlands. Homeowners may request approval to restore their residences to an original Lennar color scheme appropriate to their home's architectural elevation.

6.2 Alternative Exterior Color Schemes

The original Lennar color schemes shall not constitute an exclusive or mandatory list of approved exterior

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colors. Homeowners may propose alternative colors or coordinated color combinations that differ from the original builder selections, provided such proposals comply with the Declaration, these Guidelines, and applicable architectural review requirements. The ACC shall evaluate alternative color proposals objectively, considering architectural compatibility, the relationship between primary and accent colors, permanent exterior materials, and the overall appearance of the community. No application shall be denied solely because the proposed color is not included in the original Lennar color schemes.

6.3 Repainting and Color Changes
Repainting a residence in its previously approved exterior color scheme shall be governed by Section 4 of these Guidelines. A homeowner proposing to change from an existing approved color scheme to a different original Lennar scheme, or to an alternative color combination, shall obtain prior written ACC approval where required by the Declaration. The inclusion of the original Lennar color schemes in Appendix A does not constitute automatic approval to change a residence's existing exterior colors.

6.4 Paint Manufacturers and Color Matching
Homeowners are not required by these Guidelines to purchase paint exclusively from the manufacturer identified in the original Lennar specifications. Equivalent colors from other manufacturers may be used, provided the resulting appearance substantially matches the applicable approved color. Any material deviation from an approved color scheme shall require ACC review.

6.5 Appendix A — Original Lennar Exterior Color Schemes
The original Lennar Exterior Color Schemes, including the corresponding color charts and architectural references, are attached as Appendix A and incorporated into these Guidelines for reference purposes. The original color charts shall be preserved in their existing form to maintain the integrity of the builder's color specifications. In the event of any inconsistency between the original builder materials and the recorded Declaration, the Declaration shall control, subject to applicable law. The Sherwin-Williams Paint Store in Melbourne has a paint color record for each residence in Edgewood.

7. PRIMARY EXTERIOR HOUSE COLORS

The primary exterior color shall provide an attractive and cohesive appearance.

Proposed colors should complement:

- Roof color;
- Exterior trim;
- Garage doors;
- Entry doors;
- Stone or masonry accents;
- Window frames; and
- Other permanent architectural elements.

The ACC may consider the overall appearance of the proposed color combination rather than evaluating individual colors in isolation.

8. TRIM AND ACCENT COLORS

Trim and accent colors shall complement the primary exterior color.

Trim and accent areas may include:

- Fascia;

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• Soffits;

• Window trim;

• Door frames;

• Columns;

• Architectural moldings;

• Shutters; and

• Other decorative architectural elements.

Contrasting colors may be considered where they create an appropriate and harmonious appearance. The ACC shall not require all trim to match the primary house color unless such a requirement is established by the Declaration or duly adopted Community Standards.

9. FRONT DOORS AND ENTRY FEATURES

Front doors and entry features contribute significantly to the appearance of a residence.

Homeowners may propose accent colors for entry doors, provided the proposed color complements the overall exterior design.

The ACC shall consider:

• Compatibility with the primary house color;

• Relationship to trim and accent colors;

• Architectural style;

• Overall appearance; and

• Consistency with the community's architectural character.

A front door is not required by these Guidelines to match the primary exterior house color.

Changes to existing approved door colors require ACC approval when they constitute a material alteration.

10. GARAGE DOORS

Garage door colors shall be compatible with the overall exterior color scheme of the home.

Homeowners may propose garage doors that:

• Match the primary exterior color;

• Match the trim color; or

• Use another complementary color approved by the ACC.

Garage doors shall be maintained in a clean, neat, and attractive condition.

Repainting a garage door in a materially different color requires prior ACC approval.

11. SHUTTERS AND DECORATIVE ARCHITECTURAL FEATURES

Shutters and other decorative architectural features shall be painted or finished in colors compatible with

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the residence.
Material changes to approved colors require ACC review.
Homeowners shall not apply decorative finishes that materially alter the architectural appearance of the home without required approval.

12. STUCCO, SIDING, AND EXTERIOR WALL SURFACES

Exterior stucco, siding, and painted wall surfaces shall be maintained in good condition.

Homeowners shall:

- Repair damaged or deteriorating finishes;
- Address peeling or flaking paint;
- Correct excessive discoloration;
- Maintain a reasonably uniform appearance;
- Repair cracks or other defects as appropriate; and
- Use coatings suitable for the surface and environmental conditions.

Repairs involving a material change in exterior color, texture, or architectural appearance require ACC approval.

13. STONE, BRICK, AND MASONRY FEATURES

Stone, brick, masonry, and other permanent decorative finishes are important elements of a home's architectural appearance.

Painting or coating previously unpainted masonry or stone may materially alter the exterior design and requires prior ACC review.

Applications shall identify:

- Existing material;
- Proposed paint or coating;
- Color;
- Finish;
- Surface preparation; and
- Anticipated appearance.

The ACC shall consider the compatibility of the proposed treatment with the home's original architectural design.

14. ZERO-LOT-LINE HOME WALLS

Sections 16.13 and 16.14 of the Declaration establish specific requirements concerning zero-lot-line homes.

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Section 16.13 assigns each zero-lot-line homeowner responsibility for painting the exterior walls of that homeowner's residence, including applicable zero-lot-line improvement walls.

Section 16.14 expressly requires written ACC approval before changing the paint color of a zero-lot-line improvement wall.

Accordingly:

1. Homeowners shall maintain their zero-lot-line walls in accordance with the Declaration;
2. Any proposed color change requires prior written ACC approval;
3. Required maintenance easements shall be respected;
4. Painting shall not damage neighboring property;
5. Homeowners shall not paint another owner's home wall without appropriate authorization; and
6. Any damage resulting from authorized maintenance access shall be addressed in accordance with the Declaration.

15. FENCES AND PERIMETER WALLS

Painting and maintenance of fences and perimeter walls shall comply with the Declaration and the separately adopted Fences, Walls & Gates Guidelines.

Section 16.13 assigns certain painting responsibilities for the portions of fences or perimeter walls facing zero-lot-line homes.

Section 13.11 establishes specific requirements for residential yard fencing, including bronze-colored aluminum rail.

Homeowners shall not repaint residential fencing in a color inconsistent with those requirements.

Painting Association-owned improvements requires appropriate Association authorization.

16. SCREEN ENCLOSURES AND POOL CAGES

Changes to the color or finish of screen enclosure framing and pool cages shall comply with the Declaration and the separately adopted Patio, Screen Enclosure & Pool Guidelines.

Section 13.22 requires ACC approval of the design, color, and materials of pool cages and screens.

Homeowners shall obtain prior written approval before materially changing an approved enclosure color.

Routine maintenance using the same approved color and finish may be performed in accordance with applicable maintenance requirements.

17. ROOF COLORS AND ROOFING MATERIALS

Roofing materials and colors are significant architectural elements of a residence.

Any proposed material change to roof color, material, or appearance shall be reviewed under the applicable provisions of the Declaration and architectural standards.

Homeowners shall not apply coatings or finishes that materially change the visible appearance of an

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existing roof without required ACC approval.

Roof maintenance shall comply with Section 13.24 of the Declaration.

These Guidelines do not independently establish an exclusive list of approved roof colors or roofing materials.

18. DRIVEWAYS, WALKWAYS, AND DECORATIVE SURFACES

Section 13.24 of the Declaration expressly requires prior written ACC approval for driveway surface applications concerning material, color, and pattern.

Accordingly, homeowners shall obtain approval before applying:

- Decorative driveway coatings;
- Stains;
- Painted finishes;
- Resurfacing treatments;
- Decorative patterns; or
- Other material surface modifications.

Such applications shall not extend beyond the front lot line or include the sidewalk, as provided by Section 13.24.

These Guidelines do not authorize alterations to sidewalks or other improvements for which the homeowner lacks authority.

19. PAINT FINISHES AND SHEEN

Exterior paint finishes shall be appropriate for the surface being painted and compatible with the home's architectural design.

The ACC may consider:

- Flat or matte finishes;
- Low-sheen finishes;
- Satin finishes;
- Semi-gloss finishes; and
- Other finishes suitable for exterior use.

The appropriate finish may vary depending upon whether the surface is stucco, trim, a door, a garage door, or another architectural element.

The ACC shall evaluate proposed finishes based upon their resulting appearance and suitability rather than imposing arbitrary preferences.

Highly reflective or unusual finishes that materially alter the home's appearance require ACC review.

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20. COLOR SAMPLES AND DOCUMENTATION

Homeowners proposing a new exterior color scheme shall provide sufficient information for ACC review. Applications should include:

1. Completed ACC application;
2. Property address;
3. Photographs of the existing home;
4. Proposed primary color;
5. Proposed trim color;
6. Proposed accent colors;
7. Paint manufacturer;
8. Color names and identification numbers;
9. Identification of the surfaces to be painted; and
10. Additional information reasonably requested by the ACC.

Where an applicant proposes an original Lennar exterior color scheme, the application may identify the applicable scheme number from Appendix A and specify the surfaces to which the scheme will be applied.

The ACC may request additional color identification or samples as reasonably necessary.

The ACC may request physical paint samples or sample applications where necessary to evaluate the proposed appearance.

21. COLOR MATCHING AND MANUFACTURER SUBSTITUTIONS

Homeowners may use different paint manufacturers when the resulting color reasonably matches an existing approved color.

A manufacturer substitution shall not, by itself, require a homeowner to select an entirely new color scheme.

The homeowner remains responsible for ensuring that the finished appearance matches the approved color.

Where a proposed substitute produces a materially different appearance, ACC approval is required.

22. NEIGHBORING HOMES AND COLOR SIMILARITY

The ACC may consider the relationship between a proposed exterior color scheme and neighboring homes as part of its architectural review.

However, the Declaration does not, through the provisions addressed in these Guidelines, establish a

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mandatory minimum number of homes separating similar exterior colors.

Accordingly, these Guidelines do not create a fixed color-separation rule.

Applications shall be evaluated on their individual merits, including the overall streetscape, architectural compatibility, and consistency with the Declaration.

23. EXTERIOR MAINTENANCE

Homeowners shall maintain exterior painted surfaces in a clean, neat, attractive, and serviceable condition.

Maintenance shall include, as reasonably necessary:

- Cleaning exterior surfaces;
- Repairing peeling or flaking paint;
- Correcting excessive staining;
- Addressing mildew or biological growth;
- Repairing damaged finishes;
- Maintaining painted trim and doors;
- Correcting visible deterioration; and
- Repainting when necessary to maintain the property's appearance.

The ACC shall evaluate maintenance concerns based upon observable conditions and the requirements of the Declaration.

24. PRESSURE CLEANING AND EXTERIOR SURFACE CARE

Section 13.24 of the Declaration establishes requirements concerning pressure treatment and cleaning of roofs, exterior surfaces, and pavement.

The Declaration provides for a thirty (30) day period following ACC notice concerning required pressure treatment, subject to its specific terms and applicable law.

Homeowners shall maintain exterior surfaces between painting projects and address conditions requiring cleaning.

Cleaning methods shall be appropriate for the materials involved and shall not cause unnecessary damage.

The Association may exercise the remedies authorized by the Declaration when an owner fails to comply with applicable maintenance obligations, subject to required procedures.

25. REPAINTING FOLLOWING STORM OR PROPERTY DAMAGE

Exterior surfaces damaged by storms, accidents, or other events shall be repaired and restored in accordance with the Declaration.

Repainting in the same previously approved color scheme generally constitutes restoration rather than a

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new architectural design.

Where the homeowner proposes a materially different color scheme, prior ACC approval is required.

Homeowners shall correct unsafe or deteriorating conditions within a reasonable period consistent with the Declaration and applicable governmental requirements.

26. PAINTING CONTRACTORS AND WORKMANSHIP

Homeowners are responsible for ensuring that painting contractors comply with:

- The Declaration;
- These Guidelines;
- Approved ACC plans;
- Applicable governmental requirements; and
- Community rules concerning construction and maintenance.

Painting shall be performed in a workmanlike manner.

Homeowners shall ensure that contractors:

- Protect landscaping;
- Avoid damage to neighboring properties;
- Prevent paint overspray;
- Protect sidewalks and driveways;
- Properly dispose of materials;
- Remove debris; and
- Leave the property in a clean condition.

Homeowners remain responsible for damage caused by their contractors as provided by the Declaration.

27. ACC APPLICATION AND REVIEW PROCEDURES

Applications shall be reviewed in accordance with Section 19.7 of the Declaration and applicable Florida law.

The ACC may request supplemental information reasonably necessary to evaluate a proposed color scheme.

Section 19.7.3 establishes a forty-five (45) day period following receipt of all required information for final review, subject to controlling statutory requirements.

Decisions shall be provided in writing.

Where an application is denied, the ACC shall identify the applicable governing-document or guideline basis for the decision.

Rehearing and appeal rights shall be administered in accordance with the Declaration and applicable law.

28. VARIANCES

Section 19.9 of the Declaration provides for reasonable variances in appropriate hardship circumstances.

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A homeowner requesting a variance shall submit:

- The specific requirement involved;
- A description of the hardship;
- The proposed alternative;
- Supporting documentation; and
- Any relevant architectural considerations.

Variances shall be considered objectively and consistently.

No variance may authorize a violation of applicable law or exceed the authority granted by the governing documents.

29. EXISTING EXTERIOR COLOR SCHEMES

Exterior color schemes lawfully installed or approved before adoption of these Guidelines shall not be required to be changed solely because a subsequently adopted design preference differs from the existing appearance.

Existing colors remain subject to applicable maintenance requirements and the Declaration.

A homeowner proposing a material change to an existing approved color scheme shall submit the proposed change for ACC review.

These Guidelines do not automatically validate previously unapproved color changes.

30. VIOLATIONS AND ENFORCEMENT

The Association may enforce the Declaration and duly adopted Community Standards in accordance with the governing documents and Florida law.

Where an exterior color change is made without required approval or contrary to approved plans, the Association may pursue appropriate corrective action.

Enforcement shall follow applicable notice, hearing, and procedural requirements.

The ACC shall apply these Guidelines fairly, consistently, and without favoritism or personal bias.

31. GOVERNMENTAL REQUIREMENTS

Nothing in these Guidelines supersedes applicable federal, state, county, or City of Palm Bay requirements.

Homeowners are responsible for complying with applicable governmental regulations, including requirements governing construction, exterior maintenance, and safe use and disposal of painting materials.
ACC approval does not replace any required governmental permit or authorization.

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32. ACC REVIEW STANDARDS

The ACC shall evaluate exterior paint and color applications objectively and consistently based upon:

1. Compliance with the Declaration;
2. Compliance with these Guidelines;
3. Compatibility with the home's architectural design;
4. Primary, trim, and accent color relationships;
5. Compatibility with existing permanent exterior materials;
6. Overall streetscape appearance;
7. Suitability of materials and finishes;
8. Maintenance considerations;
9. Impact on neighboring properties;
10. Applicable governmental requirements; and
11. Consistency with the general appearance of Edgewood at Everlands.

The original Lennar exterior color schemes in Appendix A may be consulted as an architectural reference, but shall not operate as an exclusive palette or prohibit otherwise approvable alternative colors.

The ACC shall not require homeowners to select colors solely from an informal or unpublished list of preferred paint colors.

Decisions shall be based upon reasonable, consistently applied architectural considerations and applicable governing-document authority.

33. APPROVAL OF THESE GUIDELINES

These Exterior Paint & Color Guidelines are intended to constitute Community Standards under Section 19.4 of the Edgewood at Everlands Declaration. Upon approval by the Board of Directors, these Guidelines shall become effective on the date specified below and shall apply prospectively to exterior painting applications and modifications occurring after that date, subject to the provisions concerning existing improvements.

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CERTIFICATION

The foregoing Exterior Paint & Color Guidelines were duly adopted by the Board of Directors of the Edgewood at Everlands Homeowners Association on:

_____

Date

_____

Joseph Auxilly – President

_____

Cynthia Kushner – Vice President

_____

Mandeep Mishra – Treasurer

_____

Bianca Terrier – Secretary

IMPORTANT NOTICE

These Guidelines are intended to supplement, and not replace, the Edgewood at Everlands Declaration. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall govern, subject to controlling law.

Homeowners are encouraged to contact the ACC before beginning exterior painting or color modifications whenever there is uncertainty regarding required approvals, color selections, maintenance obligations, or other applicable requirements.

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APPENDIX A — ORIGINAL LENNAR EXTERIOR COLOR SCHEMES

ORIGINAL LENNAR EXTERIOR COLOR SCHEMES

Original builder materials reproduced on the following four pages. These materials are incorporated as a reference under Section 6 of the Guidelines.

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EDGEWOOD

AT EVERLANDS







LENNAR

RALEIGH

EDGEWOOD AT EVERLANDS

2-Story | 5 Bedrooms | 2.5 Baths | Great Room Covered Entry | 2-Car Garage

2,896SQ FTA/C AREA
396SQ FTGARAGE
3,344SQ FTTOTAL



FIRST FLOOR



SECOND FLOOR

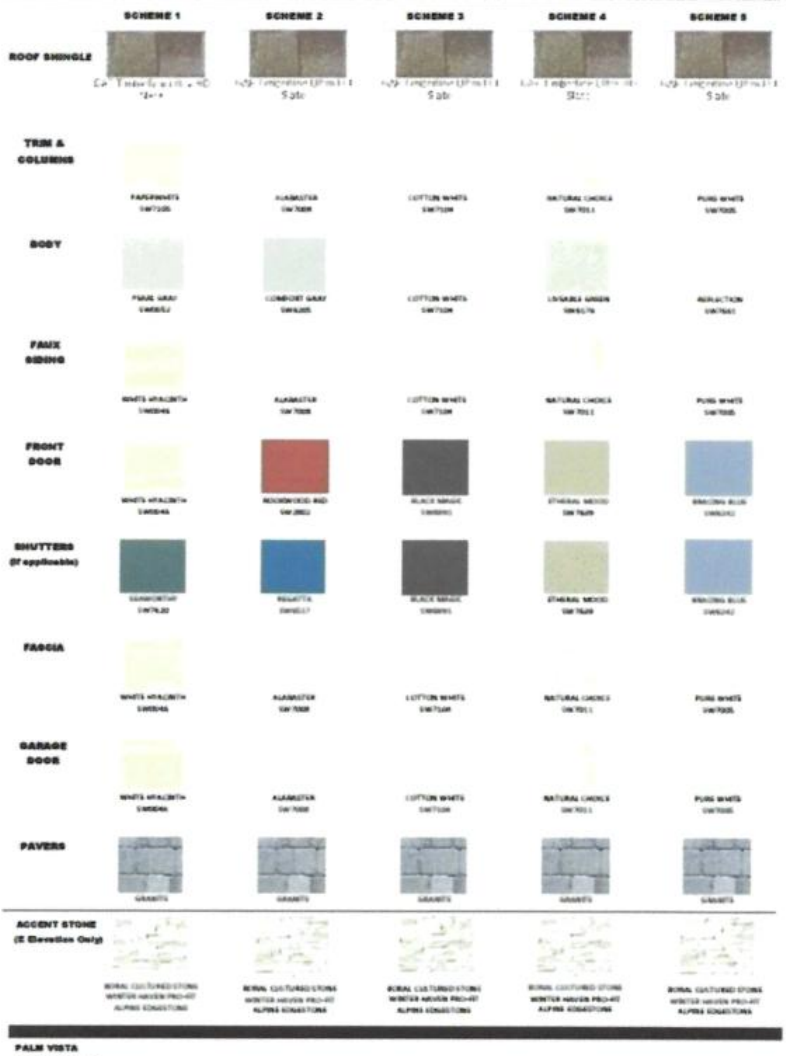
PRELIMINARY ARTIST'S CONCEPT

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Edgewood at Everlands

EXTERIOR COLOR SCHEMES

"D"- COASTAL & "E"- TRANSITIONAL



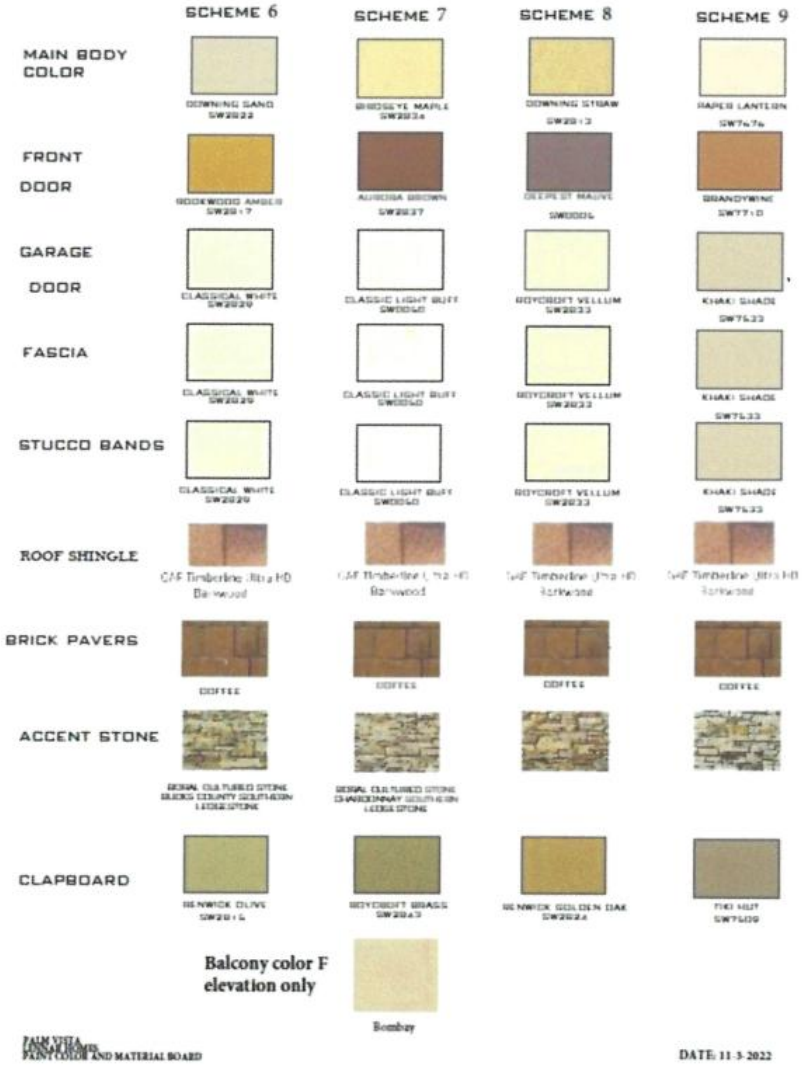
PALM VISTA
LENNAR HOMES
PAINT COLOR AND MATERIAL BOARD

DATE: 07/22/2021

Edgewood at Everlands

EXTERIOR COLOR SCHEMES

"F"-CRAFTSMEN



PALM VISTA
CUSTOM HOMES
PAINT COLOR AND MATERIAL BOARD

DATE: 11-3-2022