EDGEWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION
PATIO, SCREEN ENCLOSURE & POOL GUIDELINES

Architectural Control Committee

1. PURPOSE AND AUTHORITY

These Patio, Screen Enclosure & Pool Guidelines ("Guidelines") are adopted by the Architectural Control Committee ("ACC") pursuant to the Edgewood at Everlands Declaration ("Declaration"), subject to approval by the Board of Directors of the Edgewood at Everlands Homeowners Association ("Association"). They establish reasonable, consistent standards for patios, screened enclosures, swimming pools, hot tubs, spas, and associated improvements. The Declaration, applicable law, and governmental requirements control in the event of conflict.

2. GENERAL POLICY

All improvements must be compatible with the architectural appearance of the residence and community, constructed in a professional manner, and maintained in good condition. ACC approval does not authorize construction on another person's property or within a prohibited easement.

3. ACC APPROVAL REQUIREMENTS

Prior written ACC approval is required for new pools, hot tubs, spas, pool cages, screened patio or balcony enclosures, decks, and material exterior changes as specified in Sections 13.11, 13.22, and Article 19 of the Declaration. Homeowners must obtain approval before beginning work; governmental permits are separate requirements.

4. PATIO INSTALLATION AND EXPANSION

New patios, patio extensions, decks, and substantial modifications must be submitted for ACC review where required by the Declaration. Applications should identify dimensions, location, elevation, construction materials, and the relationship to existing structures, property boundaries, and drainage.

5. PATIO SURFACES AND FINISHES

Patio materials and finishes shall complement the home and withstand exterior exposure. Proposed decorative coatings, pavers, concrete finishes, or other changes that materially affect appearance shall be identified in the application. No installation may create improper runoff onto adjacent property.

6. SCREENED PATIOS AND LANAIS

Section 13.11 requires prior written ACC approval for enclosures of patios and balconies, including the addition of vinyl windows and decks. Enclosures shall integrate with the home's architectural design and comply with applicable structural, wind-load, and permitting requirements.

7. SCREEN ENCLOSURE MATERIALS AND COLORS

Framing, screening, fasteners, and finishes shall be suitable for outdoor use. The ACC shall review visible colors, materials, and overall design for architectural compatibility. Any approved color or material must be used as represented in the application.

8. SCREEN ENCLOSURE HEIGHT

Pool cages and screens are subject to Section 13.22: they may not exceed twelve (12) feet unless otherwise approved by the ACC, and pool screening shall in no event be higher than the roofline of the home. These limitations shall be applied together; ACC approval does not waive the roofline restriction.

9. SCREEN ENCLOSURE LOCATION

Pool screening shall not extend beyond the sides of the home without express ACC approval under Section 13.22. All enclosures must also comply with setbacks, easements, lot boundaries, and governmental requirements.

10. SWIMMING POOLS

Section 13.22 requires prior written ACC consent before any swimming pool is installed. Applications must describe the pool design, location, dimensions, elevation, equipment, screening, decking, and drainage, together with required permits and safety features.

11. ABOVE-GROUND POOLS

Above-ground swimming pools are prohibited by Section 13.22 of the Declaration. The ACC may not approve an above-ground pool contrary to this express restriction.

12. IN-GROUND POOL ELEVATION

Under Section 13.22, the elevation at the top of an in-ground swimming pool shall not exceed two (2) feet above the natural grade unless approved by the ACC. Submitted plans shall show relevant existing and proposed elevations.

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13. POOL CONSTRUCTION MATERIALS

Section 13.22 requires pool construction materials whose composition has been thoroughly tested and accepted by the industry for such construction. Materials and workmanship must also meet applicable building and safety codes.

14. HOT TUBS AND SPAS

In-ground pools, hot tubs, spas, and associated appurtenances require prior written ACC approval under Section 13.22. Applications shall identify placement, size, appearance, equipment, screening, and required safety provisions. Any proposed above-ground spa configuration shall be reviewed against the Declaration and applicable law.

15. POOL CAGES AND SCREENING

Pool cages and screening require ACC approval as to design, color, and material. The twelve-foot height limitation, roofline limitation, and side-of-home placement restrictions in Section 13.22 apply. Plans shall clearly depict the proposed structure and its relationship to the home.

16. DIVING BOARDS, SLIDES, AND PLATFORMS

Unless installed by the Developer, diving boards, slides, and platforms are not permitted without ACC approval under Section 13.22. Approval is also subject to applicable safety standards and governmental regulations.

17. POOL DECKS AND SURROUNDING HARDSCAPING

Pool decks, coping, walkways, and associated hardscaping shall be shown on the ACC application. Materials, colors, dimensions, drainage, and relationship to property boundaries shall be considered. Improvements may not obstruct required access or drainage.

18. POOL EQUIPMENT AND MECHANICAL SYSTEMS

Pumps, filters, heaters, plumbing, electrical components, and other mechanical equipment shall be installed in code-compliant locations. Where visible, equipment placement and reasonable screening may be considered by the ACC, without interfering with safe access or operation.

19. DRAINAGE AND GRADING

Section 13.23 prohibits removing soil, changing land levels, or installing landscaping that permanently changes the flow and drainage of the Surface Water Management System

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without prior ACC consent. Pool and patio construction shall preserve lawful drainage and shall not adversely affect neighboring lots or Association facilities.

20. IRRIGATION SYSTEMS

Homeowners shall identify irrigation lines or components affected by construction. Relocation or modification of Association-maintained irrigation must receive all required Association authorization. Homeowners are responsible for repairs and restoration arising from their construction as provided by the Declaration.

21. PROPERTY BOUNDARIES AND EASEMENTS

Improvements must respect recorded property lines, drainage and utility easements, access rights, and zero-lot-line maintenance easements. The ACC may require a survey or site plan to verify proposed locations. ACC approval does not resolve boundary disputes or grant property rights.

22. FENCING AND POOL SAFETY

Pool barriers, alarms, gates, and other safety features must comply with applicable Florida law and local building codes. Any permanent yard fencing must also comply with Section 13.11 and the Association's Fences, Walls & Gates Guidelines. ACC approval is not a substitute for safety-code compliance.

23. LIGHTING

Pool and patio lighting shall be designed and located to avoid unreasonable glare or intrusion onto adjacent homes. Exterior fixtures that materially alter the appearance of the residence are subject to applicable ACC review.

24. LANDSCAPING AROUND PATIOS AND POOLS

Associated landscaping changes shall comply with the Declaration and the Association's Landscaping Guidelines. Planting shall not damage structural improvements, obstruct required access, or alter protected drainage without approval.

25. POOL WATER MAINTENANCE

Section 13.22 requires pools to be adequately maintained and chlorinated or cleaned using similar treatment. Homeowners shall maintain sanitary water conditions and prevent stagnant or unsightly conditions, subject to applicable health and safety requirements.

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26. SCREEN ENCLOSURE AND PATIO MAINTENANCE

Patios, decks, screens, framing, doors, and associated finishes shall be maintained in safe, neat, and serviceable condition. Damaged screens, loose framing, deterioration, and other visible defects shall be addressed in a reasonable manner.

27. STORM DAMAGE AND REPLACEMENT

Repairs restoring a previously approved improvement to substantially the same design, dimensions, material, and color may qualify as maintenance, subject to the Declaration and applicable permits. Material redesign, enlargement, relocation, or changes in appearance require ACC review where applicable.

28. CONSTRUCTION AND CONTRACTORS

Homeowners are responsible for their contractors and for compliance with approved plans, permit requirements, site protection, debris removal, and restoration of affected property. Construction shall not damage common areas, neighboring lots, utilities, or drainage facilities.

29. ACC APPLICATION DOCUMENTATION

Applications should include a completed form; property address; current photographs; survey or site plan; dimensions and setbacks; elevation drawings where relevant; material and color specifications; drainage and grading information; equipment locations; and other information reasonably required for review.

30. ACC REVIEW AND DECISION PROCESS

Applications shall be processed under Section 19.7 of the Declaration and applicable Florida law. The ACC may request supplemental information. The Declaration provides a forty-five (45) day review period after receipt of all information required for final review, subject to controlling law. Decisions shall be communicated in writing; rehearing and appeal procedures shall follow the governing documents.

31. VARIANCES

Requests for variances shall be considered under Section 19.9 of the Declaration. An applicant should explain the specific requirement, claimed hardship, proposed alternative, and supporting facts. No variance may override an express prohibition where the ACC lacks authority or excuse compliance with law.

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32. EXISTING PATIOS, ENCLOSURES, AND POOLS

Lawfully existing and approved improvements are not automatically required to be redesigned solely because these Guidelines are adopted. Maintenance obligations remain applicable. These Guidelines do not retroactively authorize improvements that were installed without required approval.

33. VIOLATIONS AND ENFORCEMENT

The Association may enforce the Declaration and duly adopted Community Standards in accordance with the governing documents and Florida law. Applicable notice, hearing, and other procedural rights shall be observed. Enforcement shall be consistent and impartial.

34. GOVERNMENTAL REQUIREMENTS

All projects must comply with applicable City of Palm Bay, Brevard County, Florida, and federal requirements, including building permits, inspections, electrical and pool safety rules, and stormwater requirements. ACC approval does not replace governmental approval.

35. ACC REVIEW STANDARDS

The ACC shall consider compliance with the Declaration; location and setbacks; architectural compatibility; materials and colors; height and roofline restrictions; drainage; easements; pool safety; maintenance; and impacts on neighboring properties. Applications shall be evaluated consistently and without personal bias.

36. APPROVAL OF THESE GUIDELINES

These Guidelines are intended to constitute Community Standards under Section 19.4 of the Declaration. Upon approval by the Board of Directors, they shall become effective on the date specified below and apply prospectively, subject to the Declaration and applicable law.

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CERTIFICATION

The foregoing Patio, Screen Enclosure & Pool Guidelines were duly adopted by the Board of Directors of the Edgewood at Everlands Homeowners Association on:

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Date

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Joseph Auxilly – President

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Cynthia Kushner – Vice President

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Mandeep Mishra – Treasurer

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Bianca Terrier – Secretary

IMPORTANT NOTICE

These Guidelines supplement, and do not replace, the Edgewood at Everlands Declaration. In the event of an inconsistency, the Declaration controls, subject to applicable law. Homeowners should obtain required written ACC approval before beginning work.

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