



COMMUNITY STANDARDS

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Table of Contents

DEFINITIONS	4
1.01 Responsibilities	5
1.02 Policy	5
1.03 Committee Discretion	5
PROCEDURES FOR MANAGING PROPERTY ALTERATIONS.....	5
2.01 Alterations.....	5
2.02 Prohibited Items.....	6
2.03 Application Process	6
2.04 Completion	7
2.05 Appeal.....	7
2.06 Enforcement Process.....	7
2.07 Change or Modifications Made Without Approval.....	7
HOME DESIGN AND MAINTENANCE	7
3.01 ARB General Standards.....	7
3.02 Animals/Pets.....	8
3.03 Solar Panels	8
3.04 ATVs	8
3.05 Commercial Vehicles.....	8
3.06 Drainage.....	8
3.07 Roofs, Driveways, and Pressure Cleaning.....	9
3.08 Fences /Walls/Screens /Gutters	9
3.09 Landscaping Guidelines.....	9
3.10 Garages and Garage Doors	9
3.11 Garbage Cans.....	10
3.12 Window or Wall Units.....	10
3.13 Holiday Decorations	10
3.14 Hurricane Shutters	10
3.15 Mailboxes	10
3.16 Nuisances.....	10
3.17 Painting.....	11
3.18 Personal Property	11
3.19 Rental of Home.....	11

3.20 Satellite Dishes	11
3.21 Signs and Flags	11
3.22 Recreational Equipment.....	12
3.23 Swimming Pools, Hot tubs, Spas.....	12
3.24 Temporary Storage Containers	13
3.25 Vehicles and Parking	13
3.26 Water Softeners/Conditioners/Wells/Generators/Pool Equipment	13
3.27 Watercraft	13
3.28 Waterways	13
3.29 Window/treatments.....	13
3.30 Detached Buildings.....	13
3.31 Firepits and Permanent Grills.....	14
3.32 Community Center Facilities.....	14
LANDSCAPING MAINTENANCE STANDARDS	14
4.01 Landscaping Changes	14
4.02 Trees and Shrubs.....	14
4.03 Grass	15
4.04 Irrigation	15
4.05 Weeding.....	15
4.06 Trash Removal.....	15
4.07 Artificial Vegetation/Plants/Trellises	15
4.08 Landscape Mulch, Stone and Curbing/Lighting	16
4.09 Vegetable Gardens	16
Exhibit A - Avalon Village Plant Material Palette	
Exhibit B - New Tenant Profile	
Exhibit C - Fencing Guidelines	
Exhibit D - Mailbox Specifications	
Exhibit E - Specifications for Standardized For Sale or For Rent Sign	
Exhibit F - Clubhouse Rules & Regulations	
Exhibit G- Architectural Review Board (ARB) Form	

THE HOMEOWNERS ASSOCIATION OF AVALON VILLAGE, INC.

COMMUNITY STANDARDS

This Community Standards Document is established to assist the Architectural Review Board (ARB) and Owners with procedures, guidelines, and consistent; high quality design standards for the property alteration process. It supports and amplifies the Declaration of Restrictions and Covenants and other governing documents that bind each property Owner. It is provided to residents of Avalon Village for their future reference. This document is not intended to address all possible situations, alterations, etc. Please contact Meritus Management Company with any questions or concerns.

It is the intention of the ARB to maintain a high standard of exterior architectural appearance throughout the Avalon Village Homeowner Association. The following guidelines have been set up to protect the integrity of the project, the developer's interests and the purchasers' investment in the community. We wish to present the best possible product at a competitive price. Your adherence to these guidelines will enhance the marketability of Avalon Village.

Property setbacks, easements and other ordinances must be adhered to and complied with-in accordance with Hernando County Government.

DEFINITIONS

“ARB” shall mean the Architectural Review Board.

“Board” shall mean the Board of Directors of Avalon Village.

“Declaration” shall mean The Declaration of Restrictions and Covenants for Avalon Village.

“Association” (as defined in the Declaration) shall mean The Homeowners Association of Avalon Village, Inc., its successors and assigns.

ARTICLE 1

ARCHITECTURAL REVIEW BOARD

1.01 Responsibilities

In accordance with authority granted to the ARB in the Declaration, specifically Article VI the ARB shall be appointed and “shall administer and perform the architectural and landscape review and control functions relating to “Avalon Village.” In carrying out its duties, the ARB shall review all submittals to assure procedures and standards conform to design guidelines set within these Community Standards and in the Declaration. The Committee shall keep records and shall maintain a file of all alteration applications and activity for a period of not less than seven years.

1.02 Policy

All Owners and their contractors must comply with alteration application guidelines and requirements prior to commencement of any work. The ARB will review plans, materials, site plan, colors and/or landscaping plan to ensure compliance with design requirements, policy and procedures of these standards. No alteration requiring the approval process shall be commenced until plans and specifications have been submitted to and approved in writing by the ARB. If said alterations are performed without ARB approval, the Association reserves the right to restore the property to its prior condition directly payable by the homeowner. The Association assumes no responsibility for the structural integrity, safety features, mechanical operation, and permitting or building code compliance of the proposed construction to a lot or a home.

1.03 Committee Discretion

These standards do not cover every possible situation that may require ARB approval. As it applies, the ARB is ~~not~~ authorized to exercise discretion in approving or disapproving a specific proposal as per state statute F.S. 720. In some special cases Board approval may be needed for a proposal that may conflict with a standard set forth in this document. Board approval does not constitute a precedent for future requests.

ARTICLE 2

PROCEDURES FOR MANAGING PROPERTY ALTERATIONS

2.01 Alterations

Any exterior property alteration (to the home or the lot) requires the completion of “The Homeowners’ Association of Avalon Village Architectural Form” form that must be approved by the ARB. A copy of a blank application form is included in this booklet at Exhibit G.

Examples of alterations are (refer to Declaration of Covenants and Restrictions for Avalon Village, Article X):

Awnings and hurricane shutters
Brick pavers: location and color
Changes to the exterior color of the home (painting)
Driveways: construction/resurfacing/painting, elevation or grading changes
Decorations such as birdbaths, sculptures, statues, weathervanes, or trellis'
Detached Buildings
Exterior decoration applied above garage doors and fronts of homes
Fences
Flag poles, antennas, satellite dishes, solar panels
Front door or garage door coverings such as screen doors or storm doors
Front door: style and/or color
Gutters: style, color
Lanais, sunrooms, pergolas and gazebos
Landscaping including curbing, mulch, stone
Lighting: placement and size, security and motion sensors
Outside utilities such as water softeners, wells, pool pumps, or generators
Pools, spas, hot tubs, whirlpools
Porches, decks and patios, fire pits or permanent grills
Recreational equipment
Roofing
Screen Enclosures
Window replacement/changes

2.02 Prohibited Items

Certain alterations/conditions are not allowed within the Declaration. These include, but are not limited to those listed below. They are considered to be in VIOLATION and subject to immediate action by the ARB through the Violation Procedures.

Above ground pools
Plastic or Artificial flowers
Satellite Dishes over one meter in diameter in accordance with FCC rule 47 C.F.R. Section 1.4000
Window Air Conditioning Units
Aluminum, metal, plastic, or fiberglass roofs
Wood or asphalt mineral surface roll roofs

2.03 Application Process

Listed here is an abbreviated description of the application process. ARB will only process completed applications, including signatures and accompanying plans and specifications, lot plots, colors, pictures, drawings, etc. **Applications must contain all the information necessary for the ARB to make an informed decision or it will be declined.**

If submitting after alterations have been made include a \$100 fee.

The application process will take thirty (30) to forty-five (45) days. The ARB meets monthly to review complete applications. After review, the original submittal will be retained by the ARB for their files. The ARB will give one of the following responses to each application received.

“Approved” (project approved as submitted)
“Conditional Approval” (subject to conditions noted)
“ Declined” (reasons noted in the resident letter and meeting minutes)

Communication will be done via email. Letter will be mailed if no email address is available.

2.04 Completion

Approved projects must be completed within 6 (six) months of approval by the ARB. After that time, the ARB's approval of the application will expire. A new ARB application must be submitted and approved before any further work can begin. The Board or the ARB retains the right, but not the obligation, to extend time frames for applicant to complete the proposed and approved work. A member of the property management team will verify the work has been done in compliance with the ARB's approval.

2.05 Appeal

In the event the ARB denies any plans, the applicant may within 30 days submit a written appeal to the HOA Board. The HOA Board's decision is final.

2.06 Enforcement Process

Any owner through accepted communication to the Property Manager may report violation(s) of any Community Standard or Declaration condition. The policy of the HOA is to have management do property inspections. If Management determines that the alleged violation requires corrective action, Management will then proceed with the approved enforcement process, thru the Violation Procedures and policy as established by the Board of Directors.

2.07 Change or Modifications Made Without Approval

Owners making changes in advance of receiving approval from the ARB will receive a letter from the Compliance Officer. Owner will have fifteen (15) days from receipt of the letter to submit a completed Application or remove the change. The Application is not considered complete unless it is accompanied by the required applicable supporting documents listed on the Application form and a \$100 fee.

Retrospective requests that do not meet standards and are declined will be required to be restored to original appearance at the expense of the homeowner. Failure to comply with this request could result in monetary fines and legal action. All costs associated with gaining compliance shall be charged to the Owner's account.

ARTICLE 3

HOME DESIGN AND MAINTENANCE

3.01 ARB General Standards

Homes shall be of high quality architectural design that is compatible in external appearance, design and quality with existing structures. "Screened from public view" means using shrubs, trees or an approved material that will prevent the object from being seen from the street. No material alteration, addition or modification to any portion of a home shall be made without the receipt of prior written approval of the ARB.

3.02 Animals/Pets

No animals or livestock of any kind shall be raised, bred or kept within the community for commercial purposes. A determination by the Association that an animal is a nuisance shall be conclusive and binding on all parties. When an Owner receives notice of removal of any pet, the pet shall be removed within 48 hours of giving of the notice. No pet or animal shall be “tied out” on the exterior of the home or in the common areas or left unattended. Pets shall be walked on a leash, in accordance with the leash law. The person walking the pet shall clean up all litter created by the pet during the walk. Each owner shall be responsible for the activities of their pet. Regardless of the method of restraint used, including fencing, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets. Pets are not permitted in any retention area or water body in Avalon Village. No dog runs, dog pens or dog houses are permitted on any property in Avalon Village.

3.03 Solar Panels

Solar panels require ARB approval prior to installation. Per Florida Statue, these guidelines cannot prohibit the installation of solar panels; however, the ARB may determine the specific location where solar collectors may be installed (on the roof within an orientation to the south or within 45 degrees east or west of due south) so long as such determination does not impair the effective operation of the solar collectors.

Solar panels should be located on the rear and side roofs of the home and should not be installed so as to be visible from the street. Solar panels will be flush mounted on the roof. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building’s architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building’s attic.

All pipes must be of a color to blend with the roof shingles and color of the house. Contractors are prohibited from posting business sign in the yard.

3.04 ATVs

All-terrain vehicles are not permitted to be driven anywhere in Avalon Village. They must be stored in the garage and put on a trailer to be taken out of the neighborhood.

3.05 Commercial Vehicles

Resident commercial vehicles (vehicles used for work purposes and vehicles with writing on the sides or equipment racks or holders) are not permitted to be parked on driveways in Avalon Village. They must be parked inside a garage at all times. The exception to this is a county or government issued vehicle.

3.06 Drainage

The Association and Declarant shall have no responsibility or liability for drainage problems of any type whatsoever.

3.07 Roofs, Driveways and Pressure Cleaning

Roofs, exterior surfaces and/or pavement, including, but not limited to, walks and drive, shall be pressure cleaned within thirty (30) days of notice by the Compliance Officer to the Owner of the Lot. No surface applications to driveways shall be permitted without the prior written approval of the ARB as to material, color and pattern. Such applications shall not extend beyond the Lot line or include the sidewalk.

3.08 Fences / Walls/ Screens/Gutters

No walls or fences shall be erected or installed without prior written approval of the ARB. With the exception of Carlisle Place, the only allowable type of fencing material is 6 foot (6') white vinyl (PVC) tongue-in-groove and four foot (4') white vinyl (PVC) picket. No wooden or chain-link fencing is permitted.

In Carlisle Place, the only allowable type of fencing material is black aluminum rail. Fencing may be between 4' and 5' in height.

Fencing may not be installed closer than 10 feet from the front of the residential structure. The finished side of the fence must face the adjoining lots or any abutting right of way. All fenced yards must have a minimum of one five (5) foot wide gate. Double gates are prohibited. Fencing on corner lots must be a minimum of 9 feet from the sidewalk. Residents are encouraged to landscape along the outside of fences on corner lots.

All existing fences that do not meet these specifications shall be allowed to remain in place until they reach the end of serviceable life, at which time they shall be replaced with fencing meeting the current community standards. See **Exhibit C - Fencing Guidelines**

All screening and screen enclosures shall have the prior written approval of the ARB. All enclosures of front door, garages, balconies or patios, installation of screen doors including addition of vinyl windows, shall be approved by the ARB and all decks shall have the prior written approval of the ARB. All screen enclosures must be bronze, black or white with charcoal screening. Homes on corner lots may be required to have landscaping on the street side of the screening or enclosure.

All gutters and downspouts shall have the prior written approval of the ARB. Downspouts must be painted to match the exterior color of the home.

3.09 Landscaping Guidelines

Landscaping changes require ARB approval. See Article 4 and Exhibit A for more information.

3.10 Garages and Garage Doors

No garage shall be converted into a general living area. Garage door screens are allowed with ARB approval.

3.11 Garbage Cans

Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Lot so as to be visible from outside the Home or Lot. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pickup by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be stored in the garage or shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the Home for pickup earlier than 5:00 pm on the day preceding the pickup and shall be removed the day of pickup.

3.12 Window or Wall Units

No window or wall air conditioning unit may be installed in any window or wall of a home.

3.13 Holiday Decorations

Halloween Decorations may be displayed from October 1st through October 31st and must be removed no later than November 7th. Care should be taken when deciding on placement of yard decorations, noting that large inflatables may cause dead spots in lawns. All lighting, lighting accessories, extension cords, light clips and decorations shall be totally removed by November 7th. Any lighting that creates a nuisance may be required to be removed immediately (e.g., unacceptable spillover to adjacent Home).

Holiday decorations may be displayed one week prior to Thanksgiving and must be removed no later than January 15th of the following year. Care should be taken when deciding on placement of yard decorations, noting that large snow globes or inflatables may cause dead spots in lawns. All lighting, lighting accessories, extension cords and light clips and decorations shall be totally removed by January 15th. Any lighting that creates a nuisance may be required to be removed immediately (e.g., unacceptable spillover to adjacent Home).

3.14 Hurricane Shutters

All temporary storm/hurricane shutters may be installed 96 hours prior to the expected arrival of a hurricane in the area and must be removed no later than five (5) days after the warning is lifted. All permanent mounted storm shutters may be panel, accordion or roll-up style and the trim color of the home and be approved by the ARB. Shutters may not be closed at any time other than a storm event.

3.15 Mailboxes

Carlisle, Cambridge and Hawthorne are restricted to USPS CBU (kiosk units). All other communities are restricted to the white standard box affixed to a post as designated in the attached. Such type meets the rules and regulations of the United States Post Office Department. See **Exhibit D – Mailbox Specifications**

3.16 Nuisances

No obnoxious, unpleasant, unsightly or offensive activities shall be carried on, nor may anything be done, which can be reasonably construed to constitute a nuisance, public or private in nature.

3.17 Painting

The exterior of Homes shall be repainted within forty-five (45) days of notice by the Compliance Officer to the Owner of applicable Lot. ARB review and approval is required for any change to the existing colors of the house siding, doors, shutters, trim, roofing and other significant architectural elements including but not limited to porches, storage sheds, decks, and gazebos. Change of exterior color must be in conformance with established neighborhood color palette as maintained by the HOA.

All existing colors that do not meet the established neighborhood palette shall be allowed to remain in place until the end of serviceable life, at which time they shall be replaced with colors meeting the current community standards.

3.18 Personal Property

All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on or affect any common areas, any Lot or Home, or any other portion of Avalon Village, which is unsightly, or which interferes with the comfort and convenience of others.

3.19 Rental of Home

See **Exhibit B - New Tenant Profile Form** and **Declarations Amendment 6**

3.20 Satellite Dishes

No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARB as required by the Declaration. All satellites must be no more than one (1) meter in diameter. Whenever possible the requested dish must be placed in such areas of the home as to not be visible from the street, amenity areas, or adjacent roadways. If ground mounted, the post shall be camouflaged with landscaping materials. It is respectfully requested that satellite dishes NOT be placed on top of roofs or located on the front of the home. If it is found that your roof is the ONLY location that will give you proper reception, please provide a letter from the installer with your ARB application stating why this is the necessary location for the installation. Note: Installation of a satellite dish on the roof may void the builder's warranties. Each Owner agrees that the location of such items must be first approved by the ARB in order to address the safety and welfare of the residents of Avalon Village. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ('FCC') rules are prohibited. Installation, maintenance and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC

3.21 Signs and Flags

No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of Avalon Village, including without limitation, any home, Lot or vehicle, that is visible from the outside; provided, however, any Owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable United States Military Service flag. Any such permitted flags may not exceed four and one-half feet by six feet. Each Owner may erect one (1) freestanding flag pole that is no more than twenty feet (20') high on any portion of such Owner's Lot if the flag pole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flag pole may not be installed any closer than ten feet (10') from the back

of curb or within ten feet (10') of any Lot boundary line. Any Owner may further display from the flagpole the same types of flags previously stated. ARB approval is required prior to installation of a flagpole.

Political signs are limited to two signs no larger than twenty-four inches (24") by thirty-six inches (36"). Political signs may be displayed for two weeks prior to the election date and must be removed on the day following the election.

For Sale or For Rent signs must meet specific criteria per **Exhibit E – Specifications for Standardized For Sale or For Rent Sign**

3.22 Recreational Equipment

Swing sets/playground equipment must be constructed of wood, placed in the backyard and must be approved by the ARB. No sports equipment including but not limited to basketball backboards shall be mounted in a permanent fashion on a pole or attached to the home or any portion of the property. Portable sports equipment and portable basketball hoops are permitted but shall be stored in a location screened from view after each use. Trampolines must be placed in a fenced backyard and require ARB approval.

3.23 Swimming Pools, Hot Tubs, Spas

No above ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ARB as set forth in this Declaration. The design must incorporate at a minimum the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two feet (2') above the natural grade unless approved by the ARB; (iii) pool enclosures must be of a design, color and material approved by the ARB and shall be no higher than twelve feet (12') unless otherwise approved by the ARB; and (iv) pool enclosures shall in no event be higher than the roof line of the Home. Pool enclosures shall not extend beyond the sides of the Home without express approval by the ARB. Safety fencing that meets all Florida and Hernando County standards must be included with all swimming pools. Pool filtration equipment shall be shielded from adjacent properties and the street through the use of mature shrubbery, fencing or lattice screening of appropriate size and scale.

Owner is solely responsible for correcting any damage to the public improvements curb, sidewalk, driveway apron, utilities, sod and landscaping as result of its construction in accordance with Hernando County standards. Owner is also responsible for correction to any changes made to the grading and drainage. Owner acknowledges that access for construction is allowed only through the owner's property and R.O.W. adjacent to Owner's front property line. No storage of construction materials is allowed in the public R.O.W. or the front of the owner's lot. Contractors are prohibited from posting business sign in the yard. All work must be completed within 12 weeks of the start of construction.

All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment). Unless installed by Declarant, no diving boards, slides or platforms shall be permitted without ARB approval. Under no circumstances may chlorinated water be discharged onto other Owners lawns, community streets or into any water bodies within the community or adjoining properties.

3.24 Temporary Storage Containers

Temporary utility or storage sheds (PODS) must be approved by the Management Company; must be placed on the residence driveway; and are limited to six (6) months unless otherwise authorized by the Management Company.

3.25 Vehicles and Parking

All vehicles must be properly licensed with tags clearly displayed. Vehicles shall be parked in garages and driveways only; parking in the streets, individual lawn, public or private right of way within the property or common areas is not permitted. Boats, recreation vehicles, campers, mobile homes, trailers, non-operative vehicles, vehicles without current registration, or commercial vehicles must be parked inside garages with the garage door closed.

3.26 Water Softeners/Conditioners/Wells/Generators/Pool Equipment

With ARB approval, water softeners, wells, generators and pool equipment are permitted outside homes but must be screened from view using landscaping. Water spray from systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation.

3.27 Watercraft

Boats, jet skis, canoes, kayaks and water equipment are to be stored only in garages.

3.28 Waterways

Swimming is prohibited within any water bodies within the boundaries of Avalon Village. Boarding and personal watercraft are prohibited.

3.29 Window Treatments

No reflective foil, sheets, newspaper or other similar material shall be permitted on any window or glass door except for the period of one week after move in date. Drapes, blinds, verticals and other window coverings visible from outside a dwelling shall be of a neutral color, such as white, off-white or wood tones. Security bars are not permitted on windows.

3.30 Detached Buildings

Permanent storage sheds require ARB approval prior to installation and must be constructed out of materials and reflect aesthetic design characteristics substantially similar to the residential dwelling. Of a size appropriate to the size of the property, located in a fenced back yard, a minimum of five (5) feet from all property lines, not to exceed 8 feet in height (8.5 including foundation) and not visible from the street. Detached buildings are prohibited in Carlisle.

Pergolas must be located within the rear setback of the house and must reflect aesthetic design characteristics substantially similar to the residential dwelling. The overall size and height of the structure will be determined by the location and overall surrounding environment.

3.31 Firepits and Permanent Grills

Permanently installed Firepits or Grills require ARB approval. Firepits are to be placed in the rear yard and at least 10 feet from any structure. Natural wood and charcoal may be used for fuel. Placement must be carefully planned to minimize smoke or odors affecting adjoining lots. The Fire Department may request extinguishment of any fire that becomes a nuisance.

3.32 Community Center Facilities

Two access cards are issued to each residence for the use of the gym and pool. It is the responsibility of the owner to transfer these cards to subsequent owners upon resale. Use of the facilities are predicated on HOA accounts being in good standing and the HOA reserves the right to withhold access for payments in arrears or rule violations. See **Exhibit F – Community Center Rules and Regulations**

ARTICLE 4

LANDSCAPING MAINTENANCE STANDARDS

4.01 Landscaping Changes

Subsequent landscaping changes to builder approved plans including curbing, stone mulch, addition and removal of trees, shrubs, and perennials require prior written ARB approval. Replacement of dead trees, shrubs and perennials with like items does not require ARB approval.

Proposed landscaping changes require detailed plans indicating any removal and relocation of trees, additional planting of trees and shrubs. Quantity, approximate size and types of plants shall be identified. The landscaping plan must detail the location of beds and planting materials. Plantings must conform to current County requirements. No owner or occupant shall plant annuals, perennials, shrubs or trees that are considered invasive and prohibited to be planted in the County or State.

Installation of trees, shrubs or plants within the county easement (the grassy area between the street and the sidewalk) is prohibited.

Except as installed by the developer, earthen berms shall not be permitted.

See Exhibit A for Plant Material Palette

4.02 Trees and Shrubs

Trees are to be pruned as needed and maintained with the canopy no lower than eight feet (8') from the ground. The number of trees per lot are required to meet the county standards as follows:

Residential lot size	Minimum number of preserved or planted trees
Lots up to and including 7,000 square feet	Two trees
Lots over 7,000 square feet but less than or equal to 10,000 square feet	Three trees
For each additional 3,000 square feet above 10,000 square feet of lot size	One additional tree

Removed trees must be replaced with a tree from Exhibit A somewhere on the property until county standards are met.

At least fifty (50) percent of the trees must be shade trees and a minimum two-inch caliper. Trees are not to be planted in the easement area between the street and the sidewalk.

Fruit and citrus trees will be considered by the ARB; however, they will be required to be planted in the rear of the yard and must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property. Regular maintenance is required to discourage rodents.

All shrubs are to be trimmed as needed. Trees and shrubs shall not be planted any closer than 5 feet from any property line unless approved by the ARB. Trees, hedges and shrubs that restrict sight lines for vehicular traffic shall be trimmed back or removed.

4.03 Grass

Grass shall be maintained in a neat and appropriate manor. In no event shall lawns within any Lot be in excess of five inches (5") in height. Edging of all street, curbs, beds and boarders shall be performed as needed. Chemical edging shall not be permitted. Only St Augustine grass (i.e. Floratam or a similar variety) is permitted in the front yards and side yards, including side yards facing a street. Mulch shall be replenished as needed on a yearly basis. Insect control and disease shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring Lots and Common Areas. Fertilization of all turf, trees, shrubs, and palms shall be performed according to Best Management Practices as provided by the County Extension Service, if any, or The University of Florida IFAS Extension.

4.04 Irrigation

Watering and irrigation, including the maintenance, repair and replacement of irrigation facilities and components will be the sole responsibility of the record title Owner of the respective Lot. Lots shall be consistently irrigated to maintain a green and healthy lawn at all times. Sprinkler heads shall be maintained on a monthly basis. Water spray from systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation. All components of the irrigation system, clock, pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation.

4.05 Weeding

All beds are to be weeded upon every cut. Weeds growing in joints in curbs, driveways and expansion joints shall be removed as needed. Chemical treatment is permitted.

4.06 Trash Removal

Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

4.07 Artificial Vegetation/Plants/Trellises

No artificial grass or plants or other artificial vegetation or rocks or other landscape devices shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARB. Plantings must conform to current county requirements. No Owner or Occupant shall plant annual, shrubs or trees that are considered invasive or prohibited to be planted in this County or State.

No more than three trellises permitted. Trellises for supporting plants shall be placed within the roof overhang on the side or rear of the house. Trellises must be kept in good repair.

4.08 Landscape Mulch, Stone and Curbing/Lighting

Dark, hardwood chips, natural color shredded mulch or earth tone rubber mulch may be used as inert ground cover. Stone mulch may be used in earth tone only (i.e., buff, beige, charcoal or brown). Replacement of mulch with stone requires ARB approval.

Curbing installations require ARB approval. Earth tone curbing may be used. Curbing cannot be on easement.

New lighting requires ARB approval. Landscape lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Spot/flood lights will be evaluated for excessive glare and nuisance to adjoining lots. Any replacement of exterior lighting or additional fixtures must be compatible with the applicant's home. No exterior lighting shall be directed outside the applicant's property. Proposed additional lighting shall not be approved if it will result in adverse visual impact on adjoining neighbors due to the location, wattage or other features.

4.09 Vegetable Gardens

Upon ARB approval vegetable, herb and cutting gardens shall be no larger than an 8 x 10 in a raised bed and shall be confined to a privacy fenced rear yard. Plants shall not exceed fence height. For Lots that are required to have a rear open picket fence, the garden should be located behind the six foot (6') privacy fence sections. Gardens are not permitted in Carlisle.

Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed. Any garden deemed to be causing rodent problems may be prohibited by the Board.

NOTE: The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design is available through the County Extension Office or online at <http://fyn.ifas.ufl.edu/> Included in this handbook is the FFL plant list of UF/IFAS-recommended Florida-Friendly plants.

EXHIBIT A

AVALON VILLAGE PLANT MATERIAL PALETTE

CANOPY TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acer rubrum</i>	Red Maple
<i>Betula nigra</i>	River Birch
<i>Cercis Canadensis</i>	Ester Redbud
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Liquidambar stryaciflua</i>	Sweet Gum
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Plantanus occidentalis</i>	Sycamore
<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus shumardii</i>	Shumard's Red Oak
<i>Quercus virginiana</i>	Live Oak
<i>Salix babylonica</i>	Babylon Weeping Willow
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus alata</i>	Winged Elm
<i>Ulmas parvifolia</i> "Drake"	Drake Elm

UNDERSTORY TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cupressocyparis leylandii</i>	Leyland Cypress
<i>Eriobotrya japonica</i>	Japanese Loquat
<i>Gordonia lasianthus</i>	Loblolly Bay
<i>Ilex cassine</i>	Dahoon Holly
<i>Ilex x attenuate</i> "E. Palatka	East Palatka Holly
<i>Ilex x attenuate</i> "Savannah"	Savannah Holly
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Ligustrum japonicum</i>	Wax Privet
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Myrica cerifera</i>	Wax Myrtle
<i>Parkinsonia aculeate</i>	Jerusalem Thorn
<i>Photinia x fraserii</i>	Photinia Tree Standard
<i>Prunus angustifolia</i>	Chicksaw Plum
<i>Pyrus calleryan</i> "Bradfordii"	Brandford Pear

AVALON VILLAGE PLANT MATERIAL PALETTE

PALM TREE ACCENTS

Note: It is recommended that palms only be used as accents to supplement the plantings of trees and to give appropriate scale to vertical structures.

<u>Botanical Name</u>	<u>Common Name</u>
Acoelorrhaphe wrightii	Paurotis Palm
Butia capitata	Pindo Palm
Chamerops humilis	European Fan
Livistona chinensis	Chinese Fan Palm
Phoenix canariensis	Canary Island Date
Phoenix dactylifera	Medjool Date Palm
Phoenix reclinata	Senegal Date Palm
Phoenix roebelinii	Pygmy Date Palm
Phoenix sylvestris	India Date Palm
Rhapis excelsa	Lady Palm
Sabal Palmetto	Cabbage Palm
Syagrus romanzoffianum	Queen Palm
Washington robusta	Washingtonia Palm

FRUIT TREES

Grapefruit	Common Fig
Banana	Pomegranate
Lemon	Limes
Avacado	Lychee
Papaya	Mango
Starfruit	

PROHIBITED PLANT MATERIAL

<u>Botanical Name</u>	<u>Common Name</u>
Casuarina equisetifolia	Australian Pine
Melaleuca leucadendron	Punk Tree
Schinus terebinthifolius	Brazilian Pepper
Melida azedarach	Chinaberry
Dalbergia sissoo	Rosewood

Other prohibited species: Any exotic flowering tree or exotic palm that is not cold tolerant. Such species may be allowed if it is placed in a portable container to be transported indoors by the homeowner during inclement weather.

AVALON VILLAGE PLANT MATERIAL PALETTE

SHRUBS AND GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
Alpinia species	Ginger
Arisida crenata	Coralberry
Aspidistra elatior	Cash Iron Plant
Azalea "Aaron White"	Aaron White Azalea
Azalea "Due De Rohan"	Due de Rohan Azalea
Azalea "Formosa"	Formosa Azalea
Azalea "G.G. Gerbing"	Gerbing Azalea
Azalea "George L. Tabor"	George L. Tabor Azalea
Azalea "Red Ruffle"	Red Ruffle Azalea
Azalea "Southern Charm"	Southern Charm Azalea
Bougainvillea species	Bougainvillea
Callistemon rigidus	Stiff Bottlebrush
Camellia japonica	Common Camellia
Camellia sasanqua	Sasanqua Camellia
Cortaderia selloana	Papas Grass
Crinum americanum	Sting Lily
Crinum asiaticum	Giant Crinum Lily
Cuphea hyssopifolia	Mexican Heather
Cupressus sempervierns	Italian Cypress
Cycas revolute	King Sago
Cyrtomium falcatum	Holly Fern
Dietes bicolor	Yellow Iris
Dietes vegeta	White African Iris
Elaeagnus pungens	Silverthorn
Eugenia uniflora	Surinam Cherry
Evolvulus glomerata	Blue Daze
Feijoa sellowiana	Pineapple Guava
Galphemia gracilis	Thryallis
Gardenia jasminoides	Grafted Gardenia
Gardenia radicans	Dwarf Gardenia
Gelsemium sempervierens	Yellow Jessamine

AVALON VILLAGE PLANT MATERIAL PALETTE

SHRUBS AND GROUNDCOVERS(continued)

<u>Botanical Name</u>	<u>Common Name</u>
Hedera Colchica	Algerian Ivy
Hedera helix	English Ivy
Helianthus debilis	Dune Sunflower
Heliconia species	Heliconia
Hemerocallis speceies	Daylily
Hibiscus species	Hibiscus
Hymenocallis latifolia	Spider Lily
Ilex x attenuate "Foseri"	Foster's Holly
Ilex cornuta "Bufordii"	Dwarf Holly
Ilex cornuta "Rotunda"	Globe Holly
Ilex crenata	Japanese Holly
Ilex "Nellie R. Stevens"	Stevens Holly
Ilex vomitoria	Yaupon Holly
"Schellings Dwarf	Schellings Holly
Illicium floridanum	Anise
Illicium parviflorum	Yellow Anise
Ipomoea pes-Capra	Railroad Vince
Jasminum mesnyi	Primrose Jasmine
Jasminum nitidum	Downy Jasmine
Jasminum volubile	Shining Jasmine
Juniperus species	Wax Jasmine
Lantana species	Junipers
Leucophyllum frutescens	Lantana
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Ligustrum sinense	Chinese Privet
Liriope muscari varieties	Liriope
Lobelia cardinalis	Cardinal Flower
Mandevilla species	Mandevilla
Muhlenbergia capillaries	Hairgrass
Musa species	Banana
Myrcianthes fragrans	Simpson's Stopper
Myrica cerifera	Wax Myrtle

AVALON VILLAGE PLANT MATERIAL PALETTE
SHRUBS AND GROWDCOVERS(continued)

<u>Botanical Name</u>	<u>Common Name</u>
Nandina domestica	Heavenly Bamboo
Nephrolepis species	Swordfern
Nerium oleander	Oleander
Ophiopogon japonicus	Mondo Grass
Osmantus fragrans	Tea Olive
Osmunda regalis	Royal Fern
Pennisetum setaceum	Fountain Grass
Pentas lanceolata	Egyptian Star
Philodendron selloum	Split-Leaf Selloum
Photinia x fraseri	Copper-Tip Photinia
Pittosporum tobira	Pittosporum
Plubago auriculata	Leadwort
Podocarpus macrophyllus	Yew Podocarpus
Polypodium scolopendria	Wart Fern
Portulaca grandiflora	Rose Moss
Purslane	Purslane
Pyracantha coccinea	Ppyracantha
Pyrostegia ensusta	Flame Vine
Rhaphiolepis umbellate	Yedda Hawthorn
Rumohra adiantiformis	Leatherleaf Fern
Sagittaria lancifolia	Arrowhead
Sanevieria trifasciata	Snake Plant
Serenoa repens	Saw Palmetto
Setceasea purpurea	Purple Queen
Spartina speceies	Cordgrass
Strelitzia nicholai	White Bird
Strelitzia reginae	Bird of Paradise
Tibouchina species	Purple Glory Bush
Trachlospermum asiaticum	Minima Jasmine
Trachlospermum jasminoides	Confederate Jasmine
Tripsacum dactyloides	Sesame Grass
Tripsacum floridanum	Florida Grama Grass
Tulbhagia violacea	Society Garlic
Vibrunum obovatum	Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa
Zamia furfuracea	Cardboard Plant
Zamia pumil	Coontie

Note: The ARB makse no written or implied guarantees regarding use of the above Plant Palette materials for specific sites within Avalon Village.

AVALON VILLAGE PLANT MATERIAL PALETTE PERENNIALS AND ANNUALS

Common Name Perennials

Ageratum
Amaranth
Angelonia
Wax Begonia
Pot Marigold
Caladium
Periwinkle
Celosia
Zinnia
Violet or Johnny-Jump- up
Wishbone Flower
Pansy
Orange Plum
Horsemint or Beebalm
Sweet Alyssum
Tickweed
Flamingo Plant

Common Name Annuals

Begonia
Daylily
Caladium
Canna Lily
Coreopsis
Hidden Lily
Bush Daisy
Blanket Flower
Beach Sunflower
Amaryllis
Impatiens
Shrimp Plant
Blazing Star
Lily Turf Border Grass or Monkey Grass
Hurricane Lily
Blazing Star
Kalanchoe or Madagascar Widows Thrill
Pentas
Philodendron
Black-Eyed Susan
Salvia
Blue Phlox
Coleus
Stokes Aster
Aztec Lily
Rain Lily or Zephyr Lily
Rudbeckia

Fencing Guidelines

The rear portion of any lot may be fenced, subject to written approval, in advance, by the Association's

Architectural Review Board on the basis of the following standards:

All fencing within Avalon Village must meet the following basic requirements:

1. All applications must include a description of materials, photos and a drawing on a lot survey to show the location and dimensions of the proposed fence. A sketch on a contractor's proposal is not sufficient. Any application submitted without a survey or function equivalent will be denied.
2. Fencing across a side yard must be set back at least ten (10) feet from the front corner of the house.
3. All fenced yards must have a minimum of one five (5) foot wide gate. No double gates are permitted.
4. Corner lots will be considered on a case by case basis. A 9 foot easement is required from the sidewalk.
5. Gates, support poles, columns or caps may not extend more than one (1) foot above a fence.
6. Fencing material (including poles, columns, caps and gates) which abuts a perimeter wall or fence may not extend above the top of the boundary wall or fence.
7. Double fencing (i.e., back-to-back fencing on adjoining lots) is prohibited.
8. Fencing within easements is prohibited.

Fencing in all Villages except Carlisle must meet the following additional requirements:

1. Fences may only be made of white vinyl (PVC) in a design consistent with those shown in the attached exhibits. Fence heights may only be six feet (tongue and groove) or four feet (picket).
2. Fences may be six (6) feet tall on lots not bordering a drainage easement, pond or conservation area. Lots which back on drainage easement, ponds or conservation areas may have six (6) foot fencing with the exception of the rear fencing overlooking the drainage easement, pond or conservation area which must be four (4) foot picket. The last six (6) feet of side yard fencing must slope to the four (4) foot rear picket.
3. Where six (6) foot high fencing is used, it must be privacy style (tongue and groove). No six (6) foot high picket fencing is permitted.
4. The finished side of any fence must face out toward any adjoining lot, right of way, or open space (i.e., all posts and other structural supports must be inside the enclosure).

Fencing in Carlisle must meet the following additional requirements:

Fences may only be made of black aluminum in a design consistent with those shown in the attached exhibits. Fence heights may only be between four and six feet.

White vinyl (PVC) tongue-in-groove and picket fencing – Brighton, Bristol, Cambridge, Hawthorne, Somerton



Transition and Picket for lots on drainage areas

Black Aluminum Fencing - Carlisle



The Homeowners' Association of Avalon Village, Inc.

COMMUNITY CENTER RULES AND REGULATIONS

The association wishes to foster a safe and enjoyable atmosphere for our residents to exercise, play and socialize. The following rules will be enforced to protect and to ensure a safe environment for our residents and guests to enjoy.

- *The Community Center (facility and pool) is for the use of residents and accompanied guests only.*
- This is a secured facility and can only be accessed with the use of an access card.
- Residents allowing the use of his/her access card by party/parties not residents or accompanied guests will forfeit their privileges for a period of one (1) quarter. Multiple offenses will warrant more substantial penalties as determined by the board on a case by case basis.
- Residents are responsible to ensure that all community center rules and regulations will be assumed as part of a lease and lessee(s) will be subject to all provisions contained herein.
- At no time are any of the doors or gates to be propped open.
- Personal audio equipment, other than private headsets, is not permitted.
- Objectionable behavior and abusive or profane language is prohibited.
- No pets of any kind are allowed in any area of the center.
- Use of the common meeting room is by scheduled rental only. Rental requires a security deposit and cleaning fee.
- The HOA will not be responsible for personal items that are left in and about the center.
- Residents by use accept responsibility to dispose of their trash utilizing the waste receptacles furnished in and around the center.
- Care is to be used at all times in utilizing any part of the center.
- Courtesy to other residents/guests is expected at all times.
- Smoking and alcoholic beverages is prohibited inside the community center and in the pool area.

The Homeowners' Association of Avalon Village, Inc.

POOL RULES AND REGULATIONS

- **Pool hours are dawn to dusk only.**
- **No lifeguard is on duty – swim at your own risk.**
- Children under 16 years of age must be accompanied at all times by an adult over the age of 18.
- Guests must be accompanied by a resident at all times. Resident is responsible for any damage, including restrooms, caused by their guests. Resident is responsible for the conduct of their guests. **Maximum guest allowed is 4 per household.**
- **Do not swallow the water.**
- **Shower before entering the pool.**
- **No animals allowed in fenced pool area except trained serviced animals.**
- Residents and guests furnish their own towels.
- Keep steps clear at all times.
- Food, glass containers, alcoholic beverages and chewing gum are prohibited in the fenced pool area.
- Running on pool decks is prohibited.
- Diving, flipping, jumping backwards or running and jumping into the pool are prohibited.
- Running, pushing, wrestling, dunking, or rough actions causing undue disturbance are prohibited in or about the pool.
- Street shoes may not be worn on the pool deck.
- Appropriate swimwear must be worn in the pool. Jeans or make-shift bathing suits will not be permitted. Clean white t-shirts are acceptable to wear in the pool.
- Children or adults who require diapers **MUST** wear swim specific diapers at all times while in the pool or on the pool deck.
- Persons with open sores or bandages, rashes or visibly runny noses should not enter pool.
- Spitting, spouting water or nose blowing in the water are not permitted.
- Improper use of deck furniture prohibited.
- Flotation devices, toys and balls are allowed in the pool area.
- **In the event of thunder, please clear the area. * Recent research denotes that once thunder is heard there is a possibility of lightning within 15 mile range.**
- In the bathrooms, parents are asked to be sensitive to the privacy of others especially with an opposite sex child. Parents are encouraged with opposite sex children to use their homes for changing.

The Homeowners' Association of Avalon Village, Inc.

FITNESS CENTER RULES AND REGULATIONS

- Avalon Village Residents & Guests use the fitness center at their own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program.
- Fitness Center hours are dawn until dusk.
- Children under 16 years of age must be accompanied at all times by an adult over the age of 18.
- Parents accompanying minors to the center are responsible for proper use of the equipment by the minor child.
- Guests must be accompanied by a resident at all times. Resident is responsible for any damage, including restrooms, caused by their guests. Resident is responsible for the conduct of their guests.
- Residents and guests furnish their own towels.
- Residents and guests are responsible for the 'wipe-down' of all equipment after each use with sanitary wipes.
- Beverages and food are not permitted. Only plastic water bottles with lids are allowed. Can and glass containers are not permitted. Absolutely no alcoholic beverages will be permitted.
- Proper attire must be worn at all times. Individuals may wear: shorts, tank tops, warm-up attire, tights or leotards. Shirts are required and proper athletic footwear must be worn at all times. No street shoes, boots or sandals are permitted. No swimwear permitted. All clothing must be clean.
- Residents should notify HOA Management immediately if any equipment is found to be defective or broken.
- These fitness center rules are in addition to the general community center rules stated above.

The Homeowners' Association of Avalon Village, Inc.

CLUBHOUSE RENTAL RULES AND REGULATIONS

- Use of the common meeting room is by scheduled rental only. Rental requires a security deposit and cleaning fee.
- Clubhouse rental agreement is required.
- Alcohol is prohibited.
- Renter provides any needed tables and chairs.
- Renter is responsible for any damage or change in the condition of the facility, including restrooms, caused by their guests or event. Renter is responsible for the conduct of their guests.
- Clubhouse rental is for personal owners use only.
- **Use of the pool facilities and all other amenities are not included in the rental of the room.**
- **In order to rent the clubhouse, a homeowner must be in good standing with their HOA fees.**



The Homeowners' Association of Avalon Village Architectural Form

An application requesting approval for any alteration which occurs outside the exterior walls of the dwelling must be accompanied by the following information. PLEASE SUBMIT ALL INFORMATION SO THERE IS NO DELAY IN APPROVAL PROCESS:

- Copy of the lot survey with the alteration(s) drawn on it
- Legible sketch and/or drawing indicating location, size, and type of construction
- Contractor information
- Color swatches
- Pictures
- Materials
- Detail description of alteration (Page 2 of form)
- Other pertinent information as required
- **If submitting after alteration has been made, include a \$100 fee.**

It is recommended that you review the Declaration of Covenants, Conditions and Restrictions and Community Standards for Avalon Village for a complete description of your responsibilities regarding Architectural Review requirements and submittals.

Please mail your completed application to our office at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Attn: Architectural Review. You will be notified in writing with the decision made by the Association and/or the Architectural Review Board. Pursuant to the Declaration of Covenants, Conditions and Restrictions of your Homeowners' Association, your application process will take thirty (30) to forty-five (45) days. Please plan accordingly.

If approval is granted, it is not to be construed to include approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. It shall be the sole responsibility of the owner to determine whether a permit is required. The Association and/or the Architectural Review Board shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance.

OWNER'S NAME: _____ DATE: _____

OWNER'S NAME: _____ DATE: _____

ADDRESS: _____

PHONE: _____ WORK: _____

MOBILE: _____ EMAIL: _____

PROPERTY ADDRESS: _____

DESCRIBE ALTERATION IN DETAIL:

1. Alteration Type(s): _____

(Example: Pool Installation, fence install, screen enclosure, landscape alteration, house painting, etc.)

2. Type of Material(s) Used: _____

(Example: PVC fencing, stone pavers, aluminum framing, red fountain grass, exterior paint, etc.)

3. Color(s) of Materials Used: _____

(Provide sample of color.)

4. Details of Alteration(s): _____

(If more space is required, please attach another sheet to this form)

As a condition precedent to granting approval of any request for a change, alteration, or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration, or addition. IT IS UNDERSTOOD AND AGREED THAT MY HOMEOWNERS' ASSOCIATION AND COMMUNITY ASSOCIATION MANAGEMENT SERVICES, LLC (CAMS) ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION, ADDITION, OR ANY STRUCTURE AND OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION, CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE. I agree not to commence with any change, alteration, additions and/or improvements to the dwelling/lot as stated above until the Association or the Architectural Review Board notifies me in writing of their decision. I further acknowledge that I am responsible for removing and restoring any alteration not approved by the Association or the Architectural Review Board to its original state.

OWNER'S SIGNATURE: _____ DATE: _____

OWNER'S SIGNATURE: _____ DATE: _____

For Office Use Only

ACTION TAKEN

By the Association/Architectural Review Board:

Date: _____ " Approved " Not Approved

Conditions of Approval: _____

Authorized Approving Representative Name

Authorized Representative Signature