



Venetian Golf and River Club Property Owner's Association, Inc.

COMMUNITY WIDE STANDARDS

Adopted by the POA Board: June 12, 2025

CONSISTING OF

RULES AND REGULATIONS

(PAGES 10-24)

ARCHITECTURAL CONTROL STANDARDS

(PAGES 25-49)

APPENDIX LANDSCAPE MAINTENANCE GUIDELINES

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INTRODUCTION

This Community Wide Standards document is a summary of the reasonable Rules and Regulations for the Venetian Golf & River Club Community established in the Master Declaration and as supplemented from time to time by the Board of Directors of the Venetian Golf & River Club Property Owners Association, Inc. (POA), in accordance with Article 6.3 of the Master Declaration. Upon purchasing residential Property in this Community, all Homeowners were provided a copy of the Master Declaration and are bound by the requirements of the Community Wide Standards. The Master Declaration defines the requirements as a “Community Wide Standard” (CWS) that are the standards of conduct for the appearance, maintenance and other activities generally prevailing throughout the Community. The purpose of the CWS is to provide reasonable residential living standards with a degree of uniformity and quality of living for the enhancement of the Community. The implementation of the CWS is to promote good relations between neighbors and the rest of the Community that ensures the attractiveness and functionality of the Community and to prevent any future impairment thereof, to prevent nuisances, to preserve, protect and enhance the values and amenities of the Community and to provide for the maintenance of the Common Property and other Community facilities.

Further details on many items covered here are available in documents that can be found by visiting the Property Managers website: grandmanors.com, where you will find a link to the Homeowners portal, including the Declaration and the other governing documents of the POA, including Homeowner account information. Compliance with the CWS will be verified through a routine inspection program. Enforcement is by the authority of the POA Board.

DEFINITIONS

The following terms used herein shall have the meanings set forth below. In the event of any conflict with these definitions and the definitions in the Declaration, the Declaration shall control:

- “ACC” shall mean the Architectural Control Committee appointed by the POA Board of Directors pursuant to Article 8 of the Declaration.
- “Appeals Committee” shall mean the committee appointed by the POA Board pursuant to Florida Statute 720-305, to conduct a Hearing upon 14 day notice with respect to any fine(s) or suspension levied by the POA Board for violation of the CWS. The Appeals Committee must contain at least three (3) members. Members of the POA Board or any other Sub-Committee cannot be members of the Appeals Committee. All members of the Appeals Committee must be personally present at all Hearings and the decisions of the Appeals Committee shall be by majority vote.
- “Architectural Control Standards” shall mean the specific design and development guidelines and architectural control standards or criteria for the Community, which standards shall be applied by the ACC and the POA Board in their respective capacities.
- “CEP” shall mean Compliance Enforcement Process for the enforcement of the CWS.
- “COA” shall mean Condominium Owners Association.
- “Common Property” shall mean any Property now or hereafter owned by the POA.
- “Community” shall mean the master planned community development known as the Venetian Golf & River Club.
- “CWS” shall mean the Community Wide Standards of conduct, maintenance or other activity generally prevailing throughout the Property. The CWS consists of the Rules and Regulations, the Architectural Control Standards and the Landscape Maintenance Guidelines of the VCDD.
- “Declaration” shall mean the Master Declaration for the Community as amended and supplemented from time to time. There have been six (6) amendments to the Master Declaration.
- “HOA” shall mean Home Owners Association.
- “Home” shall mean any Lot or Unit subdivided portion of the Property on which a residential dwelling has been completed.
- “Homeowner” shall mean the Owner of a Home. If more than one Person holds title to a Home, all such Persons are owners, jointly and severally.

- “Household Pets” shall mean dogs, domestic cats and other domesticated animals expressly permitted by the POA.
- “Lot” shall mean a subdivided lot created by plat and designed for residential use through construction of a Home thereon.
- “Neighborhood Association” shall mean a corporation other than the POA which has been formed pursuant to and in accordance with certain deed restrictions, or declarations of covenants, conditions and restrictions, or declarations of condominium, affecting a portion of the Property, and whose members consist, or will consist of the Owners of the portion of the Property affected by any such deed restrictions or declarations. Such portion of the Property shall simultaneously remain subject to the jurisdiction of the POA to the greatest extent applicable, pursuant to the Declaration.
- “Owner” shall mean any person who from time to time holds record fee simple title to any Parcel or any part thereof.
- “POA” or “Master Association” shall mean the Venetian Golf & River Club Property Owners Association, Inc.
- “POA Board” shall mean the Board of Directors of the Venetian Golf & River Club Property Owners Association, Inc.
- “Property” shall mean the Property of the Community.
- “Property Manager” shall mean the professional manager employed by the POA Board for the management of the Community. The POA currently has a management contract with GrandManors of Real Manage. The Property Management offices and Staff are located in the River Club:

502 Veneto Boulevard
 North Venice, FL 34275
 941-488-9200
Venetian@ciaramail.com

- “Rules and Regulations” shall mean the rules and regulations set forth in the Declaration and as supplemented by the POA Board as same may be amended from time to time.
- “Rules Committee” shall mean the committee appointed by the POA Board to study and monitor the application of the Rules and Regulations and to propose amendments when needed or desirable.
- “Traffic Control Committee” shall mean the committee appointed by the POA Board to study and monitor traffic in the Community and to propose fines to the POA Board for violations of the traffic regulations in the Community.
- “Unit” shall mean a condominium unit.

- “VCDD” shall mean the Venetian Community Development District for the Venetian Golf & River Club Community organized and existing pursuant to the authority of Florida Statute Chapter 190.
- “View” shall mean the line of sight defined by a straight line projection of the side walls of the Home to the rear of the Property.

RULES AND REGULATIONS

Maintenance and Upkeep

1.1 Home Maintenance (Declaration Article 10)

Home maintenance is the periodic cleaning, touch up painting, or repair of the physical building structure, including the house, pool cage, driveway, landscaping, sidewalks, etc. Home maintenance does not need approval from the ACC if work matches the existing condition of the outside building structure, pool cage, driveway with the exception of painting which **DOES require an ACC application and approval even if the color palette is the same as existing color**. Homeowners should review the ACC application instructions to determine if the proposed activity is excluded from the application process.

1.2 Sidewalk and Driveway Paver/Concrete Maintenance (Declaration Article 10)

Cleaning should be undertaken by individual Homeowners of all perimeter curbs, gutters, sidewalks and driveways within the boundaries of their Lot Property lines and any/all portions of the driveway within the roadway right of way throughout the Community to maintain the CWS. Corner Lots require additional maintenance that includes front and sides of the Property between all Property lines.

In addition, weeds and grasses often take root in the joints between pavers, requiring periodic removal. Details pertaining to weed maintenance in paved areas can be found in the Appendix.

1.3 Tile Roof/Gutter and Trim Maintenance, Repairs and Replacements (Declaration Article 10)

The exterior of the Home needs to be maintained, including the periodic cleaning of roofs, gutters, downspouts, trim and other exterior surfaces. The cleaning cycle of roof tiles and gutters depends on the rate of mold or black stain accumulation on the tiles, which will vary with the house orientation relative to the sun, nearby vegetation, amount of rainfall since the prior cleaning, as well as the color and pattern of the original tile.

A general guideline is that the roof should be cleaned every 2-4 years, with the time depending on many factors. Sealer applied to the roof tiles must be clear with no color added and with a satin, non-gloss finish.

Loose or displaced roof tiles create a hazard and are prohibited. Homeowners with loose or displaced roof tiles shall be given 14 days after notice from the Property Manager within which to secure any loose or displaced roof tiles. Binding of tiles and construction materials awaiting installation shall be done to ensure safety during an unexpected high-wind event.

1.4 Lawn Maintenance (Declaration Article 10)

Edging the grass along driveways, sidewalks and streets should be done as part of the mowing process to maintain a crisp, clean appearance. The VCDD "General Landscape Maintenance Guidelines" recommends weekly mowing from March 1st through October 31st, and mowing every two weeks from November 1st through February 28th. From June 1st through September 30th no nitrogen or phosphate fertilizer may be used. Additional requirements are detailed in the Appendix of this document.

1.5 Landscape Maintenance (Declaration Article 10)

Landscape maintenance is the on-going upkeep of healthy lawn, shrubbery, plants, and trees on each Lot. This type of maintenance does not require ACC approval unless dead or dying grass or shrubbery is not replaced in-kind including replacing dead vegetation with any approved grass, shrubbery, or plants.

Dead or dying grass shall not be a Violation of the CWS unless there is a significant amount of dead or dying grass in the front yard negatively impacting the street scape, and the Homeowner does not take reasonable steps to replace or revive the grass. In setting the time for replacement of dead or dying grass, the Property Manager shall consider mitigating issues such as the rationing of irrigation water by the VCDD and local drought conditions.

The POA Board has adopted Florida Friendly Landscaping Guidelines and modified pertinent requirements from the VCDD "General Landscape Maintenance Guidelines (Appendix)," utilized to govern the maintenance of all common Community Property controlled by the VCDD (e.g., River Club, Walkways, Roadways and Medians, and public access Right of Ways).

In accordance with the CWS, it is the responsibility of every individual Homeowner and every Condo/Homeowner/Neighborhood or Neighborhood Association, to maintain landscaping in a neat and trimmed manner in strict compliance with the pertinent VCDD "General Landscape Maintenance Guidelines." Details of modified pertinent VCDD "General Landscape Maintenance Guidelines" can be found in the Appendix of this document.

In maintenance provided Neighborhood Association, the governing Condo/Homeowner Neighborhood Association must incorporate the entirety of the pertinent VCDD "General Landscape Maintenance Guidelines" detailed in the Appendix, as part of their contractual arrangements with landscape maintenance companies. More information regarding Florida Friendly Landscaping Maintenance Guidelines can be found at:

https://ffl.ifas.ufl.edu/media/fflifasufledu/docs/FFL-Plant-Guide_v030624_web.pdf

Trees require periodic trimming or pruning to remove dead or dying branches or to keep them in an attractive condition, especially palms that do not naturally shed their fronds. The ACC recommended palm trimming is to remove only the dead or dying fronds per Florida Friendly Guidelines. Palms should never be trimmed beyond the maximum trimming recommendation of horizontal line represented by a 9:00 and 3:00 position of a clock.

The frequency of trimming of palms shall be:

Sabal (Cabbage), Bismarck and Canary Palms should be trimmed at least once per year:

Sabal Palms should be trimmed as the lower fronds of the tree brown out. If a Sabal Palm has four or more brown fronds; the Property Manager will advise the Homeowner that the tree is overdue for trimming.

The following palms should be trimmed at least twice per year:

Queen Palms, Ribbon Palms, Sylvester Palms, Medjool Palms and Washingtonian Palms.

Washingtonian Palms require trimming when the bottom ring of fronds brown out and droop around the trunk. Since Washingtonians grow at such a fast rate, they generally require trimming at least twice a year. The ACC recommends that one of those semiannual trimmings occur in May just before the start of hurricane season in June.

Standards and Stipulations

2.1 Exterior Painting (Declaration Article 10)

Outside paint often becomes noticeably dirty and faded over time. Trim such as shutters and doors, especially where it is exposed to the weather, may require more frequent painting. Before proceeding with any external painting, an ACC Application must be submitted to the ACC for approval. The color should be from the ACC approved color list unless otherwise approved by the ACC. Testing/confirming colors is the responsibility of the Homeowner/Contractor. It is recommended that the Home and roof should be cleaned prior to painting and the driveway, sidewalk, and curb after exterior painting.

2.2 Doors (Declaration Article 8)

Plans and specifications for installation of Doors shall be submitted to the ACC for approval.

To ensure the prohibition of wildlife entry, prevent insect and pest infestation and to ensure security, safety and the continuity of street scape, garage doors should be completely closed when the garage space is not in active use. Active use is considered evidence of ongoing work, loading/unloading of a vehicle, or brief ingress/egress and excludes sedentary sitting.

2.3 Hurricane Shutters, Screens, Awnings and Canopies (Declaration Article 6.29)

The policy adopted by the POA Board regarding the deployment and appearance of all types of hurricane shutters, screens, sunshades, awnings, canopies, or the like, that are permissible, are as follows:

No hurricane protection to openings (windows, doors, or lanai) of any kind may be deployed on the exterior side or front of a Home, or on the rear of the Home outside of the covered lanai screened area, except when an official tropical storm or hurricane watch, or warning has been issued for Sarasota County or an earlier date is authorized by the Property Manager. Hurricane shutters must be removed or rolled up to the stored position within 10 days after the warning or watch period has expired.

If a fabric shutter/shade is installed under the front alcove or inside the covered lanai screened area, it may be used temporarily to shade the sun but cannot be deployed overnight.

Metal shutters, fabric and clear plastic hurricane shutters, including those which were provided when the Home was built, and which are painted or colored to match the Home, may be deployed inside the covered lanai screened area at any time.

2.4 Artificial Vegetation, Exterior Sculptures, Flags, House Numbers and Similar Items (Declaration Article 6.27)

All exterior sculptures, statuary, fountains, bird baths/feeders, decorative flags and similar items in the front of a Lot are not permitted unless approved by the ACC. However, nothing shall prohibit the appropriate display of the traditional "Stars & Stripes" United States flag and one of the following:

1. Military branch flags (Army, Air Force, Marine, Navy, Space Force, Coast Guard)
2. Official flag of the State of Florida
3. POW-MIA flag
4. First responder flags listed below (these flags may also incorporate the design of any other allowed flag permitted here, to form a combined flag)
 - Law enforcement officers
 - Firefighters
 - Paramedics or emergency medical technicians
 - Correctional officers
 - 911 public safety tele-communicators
 - Advanced practice registered nurses, licensed practical nurses, or registered nurses
 - Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management
 - Federal law enforcement officers

Flags shall be no larger than 3 X 5 feet and should be displayed in an appropriate manner utilizing a pole bracket mounted to the Home or a grade installed flag pole. Flag poles not exceeding 20 feet in height for flags in the yard are permitted and subject to ACC approval regarding location and installation techniques. If two flags are flown on a flag pole, the United States Flag must be the larger flag and displayed on the top. Any approved flag displayed at night must be properly illuminated.

Artificial plants, flowers, vegetation of any kind, etc. are not permitted except for seasonal or holiday decorations. No artificial rocks or the like are allowed.

Any toys, bicycles, scooters, beach and pool accessories and paraphernalia and maintenance equipment (wheelbarrows, rakes, shovels, gardening tools, hoses laying on the ground and the like), or other items not considered part of the permanent landscape or decor of the Home must be stored in the Home, garage, or lanai when not in use so as to not be visible from the street.

All Homes must have a house number, which may be the black or bronze, cursive numerals, 4" to 6" tall.

The use of decorative number plaque or panels is permissible, but limited to a maximum of 6" x10" (60 sq. inches) in overall size and can be mounted either side of, or over the front entry alcove, on either side of, or above the garage door for a front-facing garage, or on a side-load garage facing the street. Decorative number plaques or panels require ACC approval.

2.5 Irrigation (Declaration Article 10)

All Home landscapes are required to have an automatically controlled irrigation system. A schedule for system operation is issued periodically by the VCDD, primarily when the scheduled irrigation times change due to rainy or drought conditions.

The schedule for each Home is based on the street number of the address and is intended to distribute the locations of Homes scheduled for irrigation so that an adequate water supply is available and there is not a pressure drop in the system due to overuse of water in one specific area. Each Homeowner is responsible for making sure the irrigation system on their Lot is operating at the appropriate time, although the routine checking of the system may be delegated to landscape maintenance or other personnel. Although the water system is normally turned off during the day, the system normally is pressurized on designated wet check days so that routine sprinkler maintenance and checking can be performed. Designated wet check days are for irrigation system testing only. The Home irrigation system must be off during wet check time unless work is actively being performed by appropriate personnel. Individual Homeowners are ultimately responsible for maintaining their irrigation system/battery/panel to ensure the system waters only during the permitted days and times.

2.6 Potted Plants and Trellises (Declaration Article 6.27)

Pots and trellises should conform to ACC requirements (pots/planters/trellises) and must have live plants. Trellises must be within 12" of the structure and require ACC approval for both color and style.

The decorative pot size is limited to 2' x 4' in any direction or smaller. Courtyard, Carriage, and Villa Homes may have 5 pots or less. Classics, Estates and Grand Estates may have 10 pots or less. No plastic, pressed-paper, cardboard, nursery pots, etc. are permitted. Two hanging planters are allowed per Lot.

2.7 Shrub Beds (Declaration Article 10)

Periodic pruning, fertilizer, insecticide and weed control are needed to maintain satisfactory looking shrub beds. White stones and shells are prohibited unless installed when the house was built.

Natural mulches, such as cypress mulch or pine bark, should be upgraded with additional mulch or replaced annually. Earth tone, lava rock, river rock beds should be maintained by adding supplemental material on an as-needed basis to maintain a solid, uniform bed base and cover drip lines. River rock must have an edge to contain the rocks. Any other type of material or color requires ACC approval. Additional details for shrub maintenance can be found in the Appendix of this document.

Residential Living Standards

3.1 Access by Property Owners Association (POA) (Declaration Article 6.45)

Designated agents of the POA have a right of entry onto the exterior of each Property to investigate or enforce the provisions of the CWS and/or Rules and Regulations of the POA. Such right of entry must be exercised in a peaceful and reasonable manner and the entry may only occur upon reasonable notice being given to the Homeowner or lessee, whenever circumstances permit. Entry into the interior of any Home may not be made for any purpose without the consent of its Homeowner or lessee.

3.2 Animals and Pets (Declaration Article 6.7)

There are no restrictions on the size of Household Pets which are permitted to be contained in a Home, but no more than two four-legged household pets shall be permitted, provided that the pets do not become a nuisance or annoyance to other Homeowners. "Household Pets" means dogs, domestic cats and other domesticated animals expressly permitted by the POA. Pets must always be on a leash and under control of the Owner when outside the confines of the Home or lanai. Anyone walking a dog or pet is required to immediately remove pet droppings deposited by the animal and to carry a waste bag or other means to do so. Pet droppings must be collected and bagged and returned to the Home and properly disposed.

Additional details, including the provisions for the enforcement of violations and the levying of a fine for violations, may be found in the Master Declaration, Article 6.7.

3.3 Contractor Work Hours

Outside Contractors are permitted to enter and work in the Community Monday - Friday 7:00am through 7:00pm, Saturday 8:00am through 5:00pm. Homeowner's contractors/maintenance services/landscapers are not allowed to work within the Community outside the normal working hours. No work can be performed on the following National Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day, except for emergency services.

Restrictions are in place to minimize objectionable noises caused by work being done on properties at certain times of the day. Generally, this involves construction and/or demolition equipment, use of domestic power tools, operation of pumps, motors, air conditioners, generators and other continuously operating equipment. Please refer to the City of Venice Ordinance, Chapter 34, Article II Noise Control, for detailed restrictions regarding loud noises and nuisances. Please note that noise levels are restricted for deliveries (unloading and loading) which occur between 7:00 am and 7:00 pm on weekdays and 10:00 am and 7:00 pm on weekends or holidays. Because compliance with the Noise Control ordinance is determined by a specific sound pressure device, the Code Enforcement Officer from the City of Venice will be consulted should a complaint be reported to the POA or Property Manager.

From Venice, FL Ordinances:

Noise Source	Weekdays Quiet Time	Weekends Quiet Time
Televisions, music, radios, etc.	10 pm - 7 am	10 pm - 10 am
Loading/Unloading/Construction	7 pm - 7 am	7 pm - 10 am

3.4 Easement for Encroachments (Declaration Article 6.32)

An easement for encroachments, for example permitting retrieval of errant golf balls from the golf course, allows golfers to enter every exterior Lot and the Common (excluding lanais) Property at a reasonable time and in a reasonable manner to retrieve errant golf balls. Golfers must not remove the golf ball by hitting it off private Property. The ball must be retrieved and carried back to the golf course.

Golfers bear liability for any/all damage resulting from their errant golf balls for which they are responsible.

An easement allowing Homeowners to enter an adjacent Homeowners Property to maintain, repair and restore any portion of the Homeowners own Property is allowed. All damages are the responsibility of the Homeowner performing or subcontracting the work. These activities are restricted to daylight hours and the Homeowner must notify the affected neighbor 48 hours in advance.

3.5 Extended Vacation or Absences (Declaration Article 6.42)

If a Home will not be occupied for a consecutive period of one month or longer, prior to departure, the owner is responsible for:

- Notifying the Property Manager of such absence and anticipated date of return.
- Securely storing all removable furniture, plants and other items of personal property from the exterior of the Home.
- Designating a firm or individual who will be responsible to undertake general maintenance responsibilities in the absence of the Homeowner.
- Ensuring compliance with all POA Rules & Regulations and Home maintenance year- round, even in times of absence.

3.6 Exterior Lighting (Declaration Article 6.26)

The maximum allowable illumination output of all exterior coach, carriage lights or portico chandeliers is defined in Section 4.8 "Exterior Lighting." Seasonal holiday decorative lights, may only be displayed between Thanksgiving and January 10th.

All exterior lights, if replacing the carriage fixtures or portico chandeliers, on the Home must be approved by the ACC prior to installation. Homeowner decorative lighting installed inside the lanai does not require ACC approval and can be displayed year-round. Landscape lighting is covered in Item 4.8 of the Architectural Control Standards hereinafter set forth.

3.7 Exterior Security Cameras

Security cameras shall not be aimed directly at an adjacent Home or one across the street. Cameras should only be aimed toward the street in front of the Home or aimed to observe the Home's backyard.

Intentionally filming a neighbor or recording audio while they are on their Lot is an egregious act that will result in fine(s).

3.8 Firearms and Fireworks (Declaration Article 6.13)

The discharge of firearms within the Community is prohibited. The term "firearms" includes "B-B" guns, pellet guns and all other firearms of any type regardless of size. Fireworks are strictly prohibited due to the extensive damage they may cause.

3.9 Home Business Use (Declaration Article 6.34)

A Homeowner or lessee residing in a Home may conduct business activities within the Home so long as:

- The existence or operation of the business activity is not apparent, disruptive, or detectable by sight, sound, or smell from outside the Home.
- The business activity conforms to all governmental requirements.
- The business activity does not involve persons coming onto the residential properties who do not reside in the Community or door-to-door solicitation of residents of the Community.
- The business activity is consistent with the residential character of the Home and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other residents of the Community.

The business of conducting estate sales, yard sales, garage sales and the like are strictly prohibited in the Community. Placing unwanted items in the driveway, at the street or anywhere on the Lot with "Free" or "For Sale" signs is strictly prohibited.

3.10 Lake and Pond Access (Declaration Article 6.21)

A distance of 10 feet on the land side of the control elevation of each Community lake/pond is an easement permitting legal access and maintenance of all lakes and ponds. Access to the Lot immediately adjacent to this easement is limited to maintenance personnel, Homeowners/legal tenants and their invited guests. Homeowners whose Property abuts lakes/ponds and their invited guests may only fish within the 10-foot easement measured from the water's edge in the back of their Homes. Homeowners must be present on the Property when guests are fishing. No swimming, boating, playing or flotation devices are permitted in the lakes or ponds.

3.11 Nature Preserve and Boardwalk

The Nature Preserve and Boardwalk located east of the River Club and leading to the Myakka River, is the Property of the POA and is managed by the Property Manager. Homeowners and their guests are allowed walking access to the Boardwalk with their credentials. All guests must be accompanied by a Homeowner to use the Boardwalk, as the Homeowners are responsible for their guests' actions and any liability created by them.

There is no fishing, alcohol, smoking, biking, golf carts, scooters, skateboards, roller blades or other wheeled devices permitted on the Boardwalk. Whatever you bring into the Nature Preserve and Boardwalk must be taken out with you. ADA (Americans with Disabilities Act) compliant devices and baby strollers are always permitted.

3.12 Leases and Rentals (Declaration Article 5.3)

Only Homeowners whose accounts are in good standing with the POA and violation free may lease their Homes upon the prior written approval of the POA.

For Lease Applications, go to the Property Managers Website: grandmanors.com and follow the prompt instructions. If you have difficulty navigating the Property Managers website, please contact the Property Managers office at the River Club.

It is a violation of the CWS for Homeowners to lease/rent their Home without obtaining POA approval and is subject to a fine and loss of the right to lease/rent the Home for a period of up to one year.

- Leases shall be for a minimum period of two months. No short-term rentals are permitted. Short term rentals are defined as rentals with a duration of less than two consecutive months. Neither advertising nor entering into short term rentals shall be allowed.
- There may be a maximum of four different tenants with two-month consecutive rentals in a 12-month period.
- Leases must be for the entire Home - no sublets allowed.

Overnight, weekend, weekly, monthly and other short-term rentals are prohibited. Lessees are expected to comply with the terms of the Declaration as well as the CWS. The Homeowners are responsible for any damage caused by a tenant.

3.13 Nuisances and Hazardous Materials (Declaration Article 6.8)

No noxious or offensive activity shall be conducted upon any portion of the Property. Nor shall anything be done thereon which may become an annoyance or nuisance to the Community or its members. Harassment of other Homeowners is strictly prohibited.

No flammable, combustible or explosive fluid or chemical substance shall be kept on any portion of the Property, except such as are required for normal household use and same must comply with all applicable laws and ordinances and be kept within the Home, lanai or garage.

3.14 Fuel Storage (Declaration Article 6.28)

A maximum of five gallons of gasoline may be stored in a federally certified fuel storage container for emergency purposes and/or lawn mowers and similar tools or equipment. Other than this five gallon allowance, no on-site storage of gasoline or other fuels shall be permitted on any Property. Standard sized (20 lb.) propane storage tanks are permitted. Gasoline is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200), therefore, gas cans must be kept within the garage, as it is a hazardous flammable fluid. Underground fuel tanks are prohibited, unless approved by the ACC.

3.15 Parking and Vehicular Restrictions, Garages and Driveways (Declaration Article 6.5)

Pursuant to Florida Statutory Legislation effective July 01, 2024, allowances for Parking and Vehicular Restrictions within the Venetian Golf and River Club will be compliant with Sections 720.3075, 720.318 and 320.01(25) of newly enacted Florida Statutes.

However, in an effort to maintain the aesthetic grandeur of the Community, preserve the overall Community Streetscape, ensure adequate access around street parked vehicles for emergency equipment access and passage, and to help ensure the prestige of the overall appearance of the Community, and to maintain the values to Homeowners of their real property, the POA strongly endorses the following Guidelines regarding Parking and Vehicular Restrictions:

No non-passenger motor vehicles of any type or nature or trailers or campers or boats or boat trailers or RV's may be parked upon any portion of the Community except in areas specifically designated by the Property Manager, except for brief loading and unloading.

No oversize or commercial vehicles of any kind may be parked at a Home (except for daytime active work projects) which include, but are not limited to any and all vehicles with signage, ladder racks, equipment racks, windowless cargo type vehicles and construction vehicles and equipment (hoists, boom trucks, man-lifts, etc.)

No motor vehicle of any type may be parked in any driveway or upon any Lot for more than 14 continuous days or on the Common Property (including without limitation the streets of the Community) or any neighborhood common areas for more than 24 continuous hours without the prior approval of the Property Manager.

Please see the Property Manager for approval and to obtain a permit. The permit must be displayed in a visible place.

No motor vehicle, golf cart or boat repair work shall be conducted on any portion of the Lot other than for very minor repairs.

No automobile garage shall be permanently enclosed and/or converted to other uses without the substitution of another enclosed automobile storage facility upon a Lot for the Homeowner's personal passenger vehicles and golf carts (which shall require prior ACC approval).

Parking regulations include, but are not limited to:

- Parking on the street during approved times is only allowed in the direction of traffic including delivery/work.
- No on street parking between the hours of 1:00 am through 6:00 am daily, unless a temporary Parking Permit is approved by the Property Manager.
- No vehicles can be parked on grass.
- No vehicles can be parked in front of mailboxes.
- Vehicles in the driveway shall not block sidewalks.
- No vehicle shall block a driveway while parked on the street.
- It is forbidden to park on the opposite side of the street to another vehicle on the street. This can restrict emergency service access (fire, ambulance, police etc.)
- No vehicles under protective covers can be parked in any driveway or upon any Lot.
- Motor vehicles parked in driveways or on street must have hoods, doors and trunks closed when not in operation.

3.16 Golf Carts and Bicycles

Per FL Statute 316.212, effective October 1, 2023 a golf cart may not be operated on public roads or streets by a person:

- (a) Who is under 18 years of age unless he or she possesses a valid learner's driver license or valid driver license.
- (b) Who is 18 years of age or older unless he or she possesses a valid form of government-issued photographic identification.

All vehicles, golf carts and bicycles must abide by all Florida traffic regulations while traveling on the roads and parking areas within the Community. Motorists are advised to abide by the National Conference of State Legislature's guidelines stipulating that motor vehicles maintain a minimum of 3 foot distance from cyclists.

3.17 Traffic Regulations

The Traffic Regulations in the Community are monitored by the Traffic Enforcement Committee.

Homeowners must obey traffic guidelines within the Community which include stop signs and speed limits. Homeowners are responsible for the traffic violations of their guests. All motorized vehicles including golf carts and bicycles must come to a complete stop at stop signs.

In addition, speed limits must be strictly obeyed as posted within the Community. Failure to observe the Traffic Regulations will result in fines and other penalties as determined by the POA Board.

3.18 Visitors and Deliveries

Residents must contact the Gatehouse to inform security guards of any non-resident visitors or contractors driving into the Community. A Homeowner or resident does not need to notify the Gatehouse of package Delivery Service vehicles (e.g., UPS, FedEx, DHL, Amazon) as these Delivery Service vehicles are preapproved for entry.

3.19 Signs (Declaration Article 6.23)

ACC pre-approved **For Sale** and **Open House** signs are the only signs permitted in the Community with the exception of Community Events or Condo/Homeowner Neighborhood Association meetings.

For Sale/Open House

- One For Sale sign is permitted at the Home.
- Two Open House signs are permitted. One at the Home, the other at the Main Entrance near or on Laurel Road.
- All such signs must be 12" x 18" and must be professionally printed and displayed on an individual support, no higher than 3 feet above ground level. Homeowners should contact the Property Manager for the sign template.
- All signs must be removed no later than the day after the event has occurred.

Community/Homeowner Neighborhood Association Signs

- Approved signage for Community/Condo/Homeowner Association events may be erected no earlier than 7-days prior to an event and the sign must be removed no later than one business day after the event.
- Signs must be professionally printed, (not on standard paper from a Home/office printer and not handwritten) and must have the dimension of 24" x 18".
- Approved signage may be placed at the main gate entry to the Community and Condo/Homeowner Neighborhood Association may post their signage at the entrance to their respective neighborhoods.

All other types of signage must be approved by the ACC. Requests must be submitted to the ACC no later than 7 days prior to the monthly ACC meeting.

Banners are not permitted in this Community. No political flags, political signage, political balloons or political colors etc. may be displayed in any manner anywhere in this Community, including display(s) on motor vehicles and golf carts.

No brochures, business cards, advertising or flyers are to be left out or placed in any area in our Community.

3.20 Trash (Declaration Article 6.9)

Only city provided trash and recycling cans/carts may be used. Waste trucks can only accommodate the city-provided cans/carts. Yard waste must be placed in paper bags, garbage cans/carts or 4-foot bundles as specified by the City of Venice.

Trash, recycling cans/carts and yard waste can be placed at the curbside the day prior to pick up after 4:00PM. Any containers must be stored in the garage or completely out of sight by the end of day of the pick-up.

3.21 Dumpsters, Shipping/Moving Containers, Portable Construction Toilets

With Property Manager approval, temporary shipping/moving containers can be placed in the Homeowner's driveway and must not block the sidewalk. A dumpster can either be placed on the driveway if it does not impede the sidewalk or it can be placed on the street in front of the house, not obstructing traffic.

Property Manager approval is required for dumpster placement for a period of 7 days. The Property Manager shall issue the permit. The placement of the permit needs to be displayed on the container or dumpster in a visible place. Should the time frame extend longer than 7 days, the Homeowner must contact the Property Manager to obtain a permit extension.

Property Manager approval is required for placement of Portable Construction Toilets to serve construction personnel. The Property Manager shall issue the permit and it shall be placed in a visible location on the Portable Construction Toilet. Portable Construction Toilets should be placed in front of the home, closest to the home served, at a point farthest from the sidewalk and street. The placement objective is to ensure that the portable bathrooms are placed in the least conspicuous location, still accessible by delivery and retrieval equipment.

ARCHITECTURAL CONTROL STANDARDS

Introduction

The overall Community theme is Northern Italian Tuscan Architecture as established by the original developer and sanctioned by the City of Venice Developmental Services Department. All 1377 dwellings in the Venetian Golf & River Club were constructed with this theme and establishes the following minimum standards for all construction. All homes and/or additions must be constructed with concrete masonry block (CMU) and stucco finishes, with concrete barrel tile roofs and white aluminum soffits, gutters and downspouts; Lanai cages must be bronze aluminum construction with charcoal screens and bronze super gutters; all driveways, sidewalks and patios must be unpainted/non-colored concrete, or concrete brick pavers. Asphalt is strictly prohibited. Deviations from this theme is only allowed with prior ACC approval.

Most changes made to the exterior of your Property (the dwelling and yard) require a prior approval of compliance with the Architectural Control Standards by the Architectural Control Committee (ACC) before the work can be performed. Please review the ACC Application Review Process that defines what needs to be done to complete an ACC Application to modify the exterior of your Home or Condominium Unit and yard. For an ACC Application, go to the Property Managers Website: grandmanors.com and follow the prompt instructions. If you have difficulty navigating the Property Managers website, please contact the Property Managers office at the River Club. Upon completion of the application according to the instructions, send or deliver it to the Property Manager. The ACC application must detail the work process from beginning through final completion and final ACC inspection.

Exterior modifications can only begin when the Homeowner receives an ACC Approval Permit from the Property Manager, and it is clearly displayed according to the instructions. If you live in a Condo/Homeowner Neighborhood Association, you must gain approval from your Condo/Homeowner Neighborhood Association prior to submitting an ACC application. If you live in a non-condominium Neighborhood Association, you may submit a waiver letter from such association granting pre-approval. Failure to seek an ACC approval could result in fines and an order to remove any unauthorized work. All applications approved by the ACC require insurance for all work to be performed by third party landscapers and/or contractors throughout the duration of the approved project.

Article 8 of the Master Declaration fully explains the purpose and general rules for the ACC and is incorporated herein by reference. Only Homeowners may submit ACC forms and only Homeowners and contractors hired and accompanied by the Homeowners may speak at an ACC meeting.

In the event that these Architectural Control Standards conflict with language in the Declaration, the language in the Declaration shall govern the issue.

All applications approved by the ACC shall require insurance for all work to be performed by third party landscapers and/or contractors throughout the duration of the approved project.

Architectural Control Submittal Process

Submittal Process Step 1: Preliminary Review:

If you live in a Neighborhood Association that has a HOA or COA, a preliminary review of the anticipated alterations and improvements must first occur with the Homeowner's individual Home/Condo Owners Association.

At this time, conceptual ideas and drawings that you have conceived may be reviewed. This preliminary review is required to help avoid approval difficulties at the time of the final review by the ACC and does not constitute approval to proceed.

Final approval must be granted by the ACC. An ACC Application for some changes to the Home or Lot may be pre-approved by the Property Manager, including, but not limited to the following:

- Painting the exterior of the Home with currently approved pallet colors.
- Installing new or removing trees or Palms and replacing with approved replacement(s).
- Installation of accordion style hurricane shutters on the lanai.
- Removal of lanai cage and replacement with a new 'Like-for-Like' cage and screen.
- Installation of Solar Panels on a roof.
- Installation of hurricane roll-down shutters on the front alcove or lanai.
- Installation of a glass insert on front door.
- Installation of Retractable "Phantom" Screen Door.
- Installation of Swinging Screen Door (ONLY allowed on side entry Homes).
- Installation or extension of driveway or walkway pavers.
- Installation of a generator.
- Installation of seamless gutters.
- Replacing garage or any exterior carriage light fixtures.
- Issuing a temporary overnight Parking Permit, a Dumpster or a Storage/Moving Container Placement Permit, Portable Construction Toilet Permit.
- Window replacement - 'Like for Like'.

Submittal Process Step 2: Final Review:

When final drawings and submittal documents for anticipated alterations and improvements are complete, they must be submitted to the ACC for final approval. If you reside in a Community with a COA/HOA, their prior approval is required. This information includes, but is not necessarily limited to:

1. A site plan showing the siting of the improvement or structure under consideration on the Lot. Dimensions with relation to existing structures, easements and lot lines must be shown on the site plan.
2. For permanent structures, plans which are prepared by an architect and/or professional engineer as evidenced by their professional registration seal(s) must include:
 - Foundation Plan
 - Floor Plan
 - Roof Plan
 - Elevations depicting the Front, Rear and Side views of the structure.
 - Drainage Plan
 - Irrigation Plan
 - Landscaping Plan
 - Exterior Lighting Plan (if applicable)
 - Color Sample Boards for exterior finishes

Required permits and utility mark outs are the sole responsibility and liability of the Homeowner. Any project requiring excavation, requires that utilities be marked out by calling 811 prior to the work being performed, as this is a stipulation of all ACC approvals.

If an independent architect/engineer is consulted, applicant must bear full cost for consultation.

Completed plans must be submitted to the Property Manager.

The ACC will make every attempt to review the plans at the next scheduled ACC meeting, after the submittal. At this time, adjustments to the plans may be required. If the revisions are substantial, the ACC may require that the revised plans be resubmitted for subsequent review.

No site clearing or construction work of any kind is permitted on the Lot until final approval is received from the ACC.

Submittal Process Step 3: Approval/Permitting:

When final drawings and plans for anticipated alterations and improvements are approved, the following steps need to occur in order:

1. Homeowner will be notified by the Property Manager of the ACC approval.
2. The Property Manager will issue an ACC Approval Permit to proceed with the work.
3. The Homeowner needs to prominently display the Permit by hanging it on the garage carriage light or a location visible from the street.
4. Construction work must begin and be completed within six months of the final ACC approval of the plans or the approval shall be void. If the construction process exceeds 6 months, ACC approval is required for a time extension
5. Once the project is completed, the Homeowner must inform the Property Manager of such completion status and must return the Permit to the Property Manager to facilitate final inspection.

This Architectural Control Review Process must be followed to ensure that the contractor follows the Architectural Control Standards as set forth in the CWS. The ACC may require inspection of the staking plan for your Home and Lot improvements before construction may begin. Intermediate inspections may also be done by the ACC at any time during construction to verify compliance with the approved construction drawings.

The review and approval of the ACC is limited solely to whether the respective plans or work meet certain requirements, standards and guidelines relating to aesthetics and the harmony and compatibility of proposed improvements in the Community.

The ACC reviews plans and specifications solely for the POA and shall have no liability of any kind to any other party for any matter whatsoever, including but not limited to, the conformance or non-conformance by any party with respect to the Architectural Control Standards. The ACC reserves the right to waive or modify any conditions of the Architectural Control Standards and no person(s) shall have any claim as a result thereof. Any waiver or modification shall be considered a waiver or modification with respect to any other similar or different matter. The ACC may withhold or grant its approval in its sole and reasonable discretion. Rejection by the ACC may be upon grounds that approval is not suitable or desirable in the opinion of the ACC for any reason, including purely aesthetic reasons.

4.1 Accessory Structures (Declaration Article 6.27)

The placement of permanent play structures including but not limited to tree houses, swing sets, monkey bars, gym sets, trampolines or other types of playground or sports equipment and basketball backboards, etc., are not permitted.

Portable basketball hoops, toys, bicycles and the like are permitted, if they are stowed in the Homeowner's garage, lanai or a location not visible from any view and by sunset each evening or when not in use during daylight hours.

Lawn accessories and decorations such as: doghouses, birdbath, pole-mounted feeders, flag poles (except as allowed by Florida Statute and approved by ACC), fountain, statues, gazing balls, shepherd hooks, sea shells and other similar accessories are prohibited in the front of the house or where visible from the street. Such items may be placed in the back of the Home and are subject to the approval of the ACC.

Patio furniture may be located under cover of the front entry alcove, a secondary front alcove or under the roofline of a courtyard which includes extended walkways to the front door and may only be placed on pavers or a concrete pad. Unattended furniture cannot remain on a driveway or on a walkway, or in the yard or planter area where it's not already permitted.

Plastic (i.e. polyvinylchloride) tables and chairs, sun-bathing loungers, Adirondack chairs, foldable or 'bag' chairs or any furniture with fluorescent colors are prohibited from use in the front of the Home, unless the furniture is screened from street view in accordance with Section 4.20 "Privacy Screening and Fencing." The ACC may withhold or grant its consent to the screening design and furniture choice in its sole and reasonable discretion.

Planters and trellises with live plants in front of the Home are permitted but must be properly maintained. No plastic, pressed-paper, cardboard, nursery pots, etc. are permitted. Trellises must be within 12" of the structure and must have live plants.

Clothes drying lines may be permitted on Lots only in locations approved by the ACC and not visible from the street.

Decorative wall ornaments are prohibited on exterior walls in the front of the Home; however, decorative items may only be placed in the covered front entry alcove or in the rear of the Home.

Permanently installed awnings, inside the cage and used to shade the rear lanai area, are permitted with ACC approval.

4.2 Antennae and Satellite Dishes (Declaration Article 6.10)

In accordance with Declaration Article 6.10, antennae which broadcast a signal must be concealed and installed inside the Home. Because satellite dishes require an unrestricted "line of sight," a single satellite dish may be mounted on the exterior of the Home. The location and size of any such satellite dish must be approved by the ACC before it is installed. Insofar as possible, satellite dishes should be installed at the rear of the Home, below the roof line and screened from view in accordance with Section 4.20 "Privacy Screening and Fencing."

4.3 Appeals (Declaration Article 8.9)

If approval is denied by the ACC and the Homeowner believes that the decision is unfair, the Homeowner may appeal to the POA Board. See Article 8.9 of Declaration for further appeals options.

4.4 Construction Site Conduct

The contractor for your improvements is responsible for the conduct of the workers on the job and the condition of the site and must follow all OSHA rules and regulations. The Homeowner is responsible for any damage to any neighboring Homeowner Lots, existing Common Areas or Common Area improvements performed by the contractor or any sub-contractor.

At the end of each day, workers must clean up the trash at the site and keep construction materials neatly stored. Construction trailers are prohibited on any Lots or common areas. Barricades shall be constructed as necessary. Additionally, all vehicular traffic should be kept away from the area within the drip line of existing trees to prevent soil compaction of the root zones. Damaged limbs and dead vegetation shall be removed from all sites.

4.5 Driveway/Walkway Modifications or Extensions (Declaration Article 6.5)

Plain broom finished concrete or paver blocks in warm earth tones must be used for your driveway, walkways and patios. Asphalt driveways are prohibited. The use of exposed aggregate as a paving surface is prohibited.

The entry walkway to your Home should be wide enough to provide an entry statement to your front door. Walkway materials must be the same as, or closely match the driveway material.

Any driveway extensions or borders that abut the driveway can be used to accent the driveway but must be complimentary to the color scheme of the original concrete or paver driveway. These driveway extensions or borders must also be installed according to building permit standards. Surfaces are to be level and square, with compacted soil and a proper sand or gravel base under the concrete or pavers.

Border pavers are allowed but must also be complimentary to the color scheme of the original concrete or pavers in the driveway or walkway.

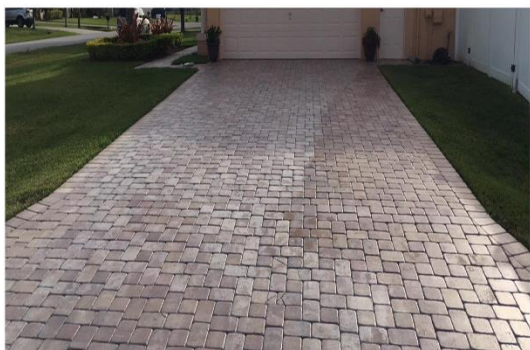
The ACC reserves the right to approve the color schemes and paver patterns between driveway, driveway extensions and walkway materials. Any work done to modify, add to, improve, change, or replace driveway or walkway areas requires verification of permitting by the Homeowner and approval from the ACC prior to work beginning.

Epoxy coatings, elastomeric concrete finishes, paint or other similar concrete finishes on driveways or walkways are prohibited.

Any sealer applied to the paver driveways and sidewalks must be clear with no color added and with a satin, semi- or glossy finish. All Homeowners and Condo/Homeowner Neighborhood Associations must receive approval from the ACC for any driveway/walkway/patio changes including paver restoration projects.

Paver restoration projects are intended to revive the original color, texture and sheen of the original pavers that have been faded and bleached out from weather and sunlight conditions. All paver restoration projects require ACC review and approval of color, application and sheen of the finish sealant.

The following photographs depict before and after conditions of ACC acceptable paver restoration illustrated with a sealant that provides color enhancements similar to when the pavers are wet.



Before Restoration



After Restoration

Stepping stones may be used as walkways to the side yards or placed in mulched areas on a Lot with ACC Approval. The color scheme of these stones must be of earth tones to blend in with either the grass or the mulch.

4.6 Emergency Generators

Emergency generators, fueled by natural gas, must conform to all utility, city and county codes, screened from view in accordance with Section 4.20 “Privacy Screening and Fencing.” Weekly duty cycle must be between 10 am through 3 pm, Monday through Saturday.

4.7 Exterior Finishes (Declaration Article 8.1)

All Homes within the Community have a stucco finish, and must be painted in compliance with the approved color palettes.

Various textures of stucco and the use of stucco bands/trim are encouraged for variety. Wood, brick, ceramic tile and simulated siding materials are prohibited as exterior siding materials.

All stucco walls must be painted or have ACC approved color impregnation. Door and window trim must be finished to match or complement the materials of the elevations. Windows with reflective glass are prohibited. All gutters must be painted white with the exception of lanai/gutter downspout, which must match the lanai frame color. Downspouts must be painted white or the color of the exterior wall upon which they are installed. Roofs must be concrete barrel tiles and of the color to compliment the color scheme of the Home.

Glass inserts for front doors must be ACC approved and meet all criteria of the current City of Venice Building Code. Inserts must be either leaded or clear colorless glass. The glass pattern may not contain depictions of animals or people. The ACC recommends that the door insert trim molding match the color of the door. Natural wood stained doors are also allowed with ACC approval.

Screen doors on the front of the Home must be retractable (phantom screens), the trim of the retractable door must be dark bronze or match the color of the front door. Courtyard Homes with side entrance only are allowed to apply to ACC for installation of other screen doors. Screens and all other types of openings on garage doors are prohibited.

4.8 Exterior Lighting (Declaration Article 6.26)

If replacing or changing the carriage fixtures or portico chandeliers on the Home, or installing landscape lighting, ACC approval is required.

Site lighting may be incorporated in the landscape and architectural plans for a dramatic night time effect. Lighting can be used to accent architectural elements and specimen landscape materials. Lighting layout and product specifications must be included with the landscape plans.

All lighting must be directed within your Lot, with no spillover onto adjacent Lots. Solar landscape lighting is acceptable with ACC approval, but must meet the same acceptance criteria as powered lighting. The use of colored lenses is prohibited, except when used in holiday displays which are temporarily allowed during the designated holiday season.

All exterior lighting (including solar) should only utilize bulbs of a warm white color (Technical Color Specification 2700 Kelvin) and must be of a constant burn (flickering/flame /torch-style bulbs are not permitted.) All types of exterior lights must be approved by the ACC prior to installation. Floodlighting of any kind on the Property is **strictly prohibited**.

Illumination Requirements for all Exterior Lighting:

Carriage Fixtures and Portico Chandeliers - Maximum 10 Watts LED or 60 Watts incandescent total output per fixture, 800 lumens maximum, warm white lamp color (2700 Kelvin) Note: Coach fixture lamps on mail boxes are owned and maintained by the VCDD.

All Landscaping lighting is limited to a maximum of 5 Watts LED per fixture or 30 Watts incandescent per fixture, 350 lumens maximum, warm white lamp color (2700 Kelvin) and includes all up lighting for trees and pathway lighting for walkways, patios and driveways. Strip/Ribbon soffit LED, Rope, torch-type, colored and flickering flame landscape lighting of any kind is strictly prohibited.

Landscape up-lighting for palm trees may utilize up to 3500 Kelvin lamp color to enhance the illumination and color rendition of the tree foliage per Illuminating Engineering Society Guidelines.

4.9 Final Inspection

Upon construction completion, the Homeowner or contractor must give written notice to the Property Manager that the project is complete and ready for final inspection and return the Permit. All trash and building materials must be removed from the site. The landscape contractor must have all of the landscaping installed and the sod in place. The irrigation system must be completely tested and fully operational. Any unauthorized changes to the actual construction which vary from the approved plans must be cleared with the ACC before the final inspection is performed. Performing work without ACC approval is prohibited.

4.10 Outside Window and Opening Coverings (Declaration Article 6.29)

Permanently installed shutters, screens, awnings, canopies of any kind or hurricane protection, installed on the front or side of a Home, must be chosen from approved factory standard colors and must closely match the base color of the Home and, if installed in the front entryway of a Home, the housing must be concealed.

Permanently installed fabric roll-down, metal roll-down, and accordion type shutters can be used to protect the rear covered lanai screened area as the Homeowner desires. Their color must coordinate with the color of the walls of the Home or the lanai. Approved colors for metal shutters are bronze, beige, ivory, and white. Approved colors for fabric roll-down shutters are white, bone, black, brown, and gray.

The installation of these outside window and opening coverings must be approved by the ACC. Please see Rule 1.4 for deployment restrictions on such coverings.

4.11 HVAC, Mechanical and Electrical Equipment (Declaration Article 8.1)

Window or wall air-conditioning units and water-to-air heat pumps are prohibited.

Exterior equipment, such as condensers, water heater and/or treatment systems, pool equipment, emergency generators, etc. must be screened from view in accordance with Section 4.20 "Privacy Screening and Fencing."

4.12 Irrigation (Declaration Article 6.14)

To help ensure a thriving lawn and plant materials, an automatic underground irrigation system has been installed. To ensure continuous healthy landscaping, irrigation coverage is required from the back of the curb at the street to the Property line or adjacent conservation easements. Irrigation systems are tied into the Community reclaimed water system.

Areas of native vegetation shall not be irrigated because doing so will encourage undesirable weed growth. Irrigation heads must be placed to prevent spraying onto walkways, driveways, and the walls of your Home. No irrigation heads may be placed within two (2) feet of the walls of your Home.

Your system must be designed with an automatic time clock so that watering may be completed per the established schedule provided by the VCDD. This feature is especially critical when local governments require watering restrictions during seasons of inadequate rainfall.

Portable hose reels must be hidden from view when not in use. Wall mounted hose reels must be screened from street view per Section 4.20 "Privacy Screening and Fencing." All types of wooden supports of hose reels are prohibited.

4.13 Landscaping Barriers/Edging (Declaration Article 8)

Landscape barriers/edging must allow for proper drainage from the landscaping beds so that water does not build up close to the Home. The barriers must be black, brown or earth tone. Homeowners are not authorized to install barriers that are blue, yellow, purple, etc., or any other colors that are not earth tone.

Landscape curbing, such as rubber, formed concrete curbing, or concrete brick pavers installed horizontally, if used as barriers around landscaping beds, must be earth tone in color and not higher than 3 inches. Wood edging or curbing is prohibited.

Garden type masonry landscape retaining barriers along walkways and driveways, to prevent mulch from washing onto paved areas because of elevation differences, are permitted with ACC approval. Colors of the barrier blocks must be earth tone. The use of vertically installed pavers, bricks or stepping stones for landscape bed edging or along planting beds, sidewalks, walkways, patios and the like for landscape edging or barriers is prohibited.

4.14 Landscaping Boulders (Declaration Article 8)

Landscape boulder size is limited to 3' (length) x 2' (width) x 1' (height) or smaller, subject to an approved landscape plan. Courtyard and Carriage Homes may have up to 2 boulders, Villas up to 3 boulders, Classics up to 5 boulders, Estates and Grand Estates up to 7 boulders, subject to ACC approval. Variations from these specifications require additional ACC Approval.

4.15 Landscape and Irrigation Design

Landscaping is an essential element of your Home. The ACC suggests that your design be completed by a registered landscape architect who will provide expertise for placement of the proposed site improvements. Any proposed landscapes must meet the minimum Sarasota County requirements and be in compliance with the POA's adopted Florida Friendly Landscaping Guidelines.

4.16 Lawn Maintenance (Declaration Article 8)

Lawn areas of your Lot are to be sodded with approved St. Augustine species. Floratam sod is a recommended species due to its chinch bug resistance, though other hybrids of St. Augustine may be approved by the ACC.

Empire Zoysia is also an approved grass and may be used, with ACC approval, only if it does not infringe upon or creep onto neighboring properties.

All areas which are not sodded, paved, or left in natural vegetation, must be covered with two inches of mulch to maintain soil moisture and to keep weeds out of planted beds. Pine bark, eucalyptus or Cyprus are approved mulches, and only earth tone colors are allowed. Red Lava Rock is also approved for planting beds. White rock/shell beds are prohibited.

Additional lawn maintenance guidelines are detailed in the Appendix of this document.

4.17 Lightning Protection Systems

Lightning protection is not a do-it-yourself project. Owner-installed systems **are prohibited**. Detailed plans must be designed, prepared and sealed/stamped by a Florida Registered Professional Engineer. Plans should include all necessary details for installation and as recommended by Underwriters Laboratories (UL), Institute of Electrical and Electronic Engineers (IEEE) and Lightning Protection Institute (LPI).

It is an **absolute** ACC submission **requirement** to make sure your installer is a Lightning Protection Institute (LPI) certified expert and experienced in lightning protection. (It is required that your ACC Application include the UL-listing number and evidence of LPI credentials for the contractor completing the installation). Documentation of the installer's credentials must accompany your ACC application.

4.18 Plans and View (Declaration Article 8)

Landscape plans must be completed at a scale no smaller than 1" = 20 feet. Plans must illustrate location of adjacent properties and all setbacks and Property lines, show all natural areas, proposed planting beds, sodded lawn areas, all tree locations and follow the POA's adopted Florida Friendly Landscaping Guidelines to the greatest extent possible, in complete compliance with CWS.

Water conservation is a main focus of the Florida Friendly Landscape principles and, because sod requires a significant amount of irrigation water, landscape plans that increase sod coverage on a Lot from the current levels **will not** be approved. The plans must also include a plant list with common and botanical names, plant sizes, size and placement of boulders, edging, irrigation and material spacing. Your landscape architect can best advise you of plant materials that are appropriate to the soils and drainage conditions of your Lot, both of which support Florida Friendly Landscaping Guidelines. Tree and shrub masses **must** be located so that your neighbor's defined **View** of the water or golf course is not obstructed.

View is defined as a straight line projection of the side walls of the Home to the rear of the Property.

4.19 Pools and Pool/Lanai Enclosures (Declaration Article 6.24)

Pools and decks shall not encroach upon utility easements located on your Lot.

Above ground pools and pools constructed of vinyl or other synthetic materials are prohibited. Spas may be constructed of concrete, wood or synthetic materials.

All decking around pool and spa areas must be finished concrete, aggregate, elastomeric concrete finish, stamped concrete, travertine, stone, tile, brick or concrete pavers. Pools and spas must be equipped with a sanitation system that utilizes saline (salt) chlorination. Stand alone spas can only be installed in the lanai and may use bromine.

Pool and lanai roof enclosures (that extend beyond the roof of the Home) are required and must be with Mansard roof shape to compliment the architecture of your Home and may not exceed the height of the Home.

Swimming pool screen enclosures must be built within the side yard setbacks and may not be closer than 5 feet from the rear of the Lot unless the easement is greater than 5 feet. All aluminum enclosures must be painted a dark bronze color, the screen must have a charcoal color, and no mill finish aluminum is permitted.

Privacy screens are permitted on the lower portions of the pool screens, the full height of the door or the adjoining screen panel next to the Home, and must be charcoal in color. Super gutters must be dark bronze. All fasteners and cables must be stainless steel or Pro-Tek or equivalent. As a modification or improvement is made to a lanai enclosure, any and all exposed portions of foundations for lanai enclosures shall be painted a bronze color matching the lanai frame or a dark brown earth tone color.

4.20 Privacy Screening and Fencing (Declaration Articles 6.30 and 6.25)

Landscape materials shall be used, as necessary, to provide screening from the street view and privacy within your yard.

Service yard areas are used for the location of A/C compressors, pump equipment, pool equipment, satellite dishes, etc., each of which must be screened by a 4-foot high dense hedgerow, as much as possible. A list of permitted plant material which may be used in the hedgerows can be found in Section 4.22 "Recommended Landscape Materials" of these guidelines. Fences, gates or walls are prohibited on any Lot, with the exception of an invisible electric fence.

4.21 Prohibited Tree/Plant Material (Declaration Article 8)

The following specific plants are prohibited in the Community. Any prohibited tree previously planted or naturally germinated must be removed by the Property Owner or Neighborhood Association responsible for removal. New approved tree should be planted if required. Check with the Property Manager if permit application is required.

Prohibited trees include:

- Norfolk Pine and all pine tree variations
- Ear Leaf Acacia
- Downey Rose Myrtle
- Elephant Ear Tree
- Senegal Date Palm
- Australian Pine
- Bamboo
- Brazilian Pepper
- Punk Tree
- Fruit Bearing Trees (Fruit and vegetable plants are only permitted within the lanai enclosures)

The planting of new Royal Palms and Washingtonian Palms is prohibited.

4.22 Recommended Landscape Materials (Declaration Article 8)

The POA has adopted the Florida Friendly Landscaping Guidelines which promotes the use of native and Florida adapted (xeriscape) plant materials and is encouraged because of their adaptability to our geographic area and inherently provide lower maintenance landscapes. The following is a list of recommended plant materials that may be used for the landscaping of your Lot in the Community. Each of these listed plants include adaptability notations indicating whether the plant is a native plant or a xeriscape plant. Several of the plants share both of these characteristics.

- "N" - Indicates native Florida plants
"X" - Indicates xeriscape plants; plants which survive on natural rainfall with little supplemental irrigation.

TREES

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ADAPTABILITY</u>
American Holly	<i>ilex opaca</i>	N, X
Bottle Brush	<i>Callistemon rigidus</i>	X
Crape Myrtle	<i>Lagerstroemia indica</i>	X
Golden Shower	<i>Cassia fistula</i>	X
Hong Kong Orchid	<i>Bauhinia blakeana</i>	X
Japanese Blueberry	<i>Elaeocarpus decipiens</i>	X
Jatropha	<i>Jatropha integerrima</i>	N
Laurel Oak	<i>Quercus laurifolia</i>	N
Ligustrum	<i>Ligustrum japonicum</i>	X
Live Oak	<i>Quercus virginiana</i>	N
Loblolly Bay	<i>Gordonia lasianthus</i>	N
Little Gem Magnolia	<i>Dwarf Magnolia grandiflora</i>	N, X
Nellie Stevens Holly	<i>ilex x 'Nellie R. Stevens'</i>	N
Southern Magnolia	<i>Magnolia grandiflora</i>	N, X
Sweetbay Magnolia	<i>Magnolia virginiana</i>	N
Trumpet Tree	<i>Tabebuia sp</i>	X
Wax Myrtle	<i>Myrica cerifera</i>	N, X
Weeping Bottle Brush	<i>Callistemon viminalis</i>	X
White Geiger	<i>Cordia boissieri</i>	X
Oleander Standards	<i>Nerium oleander "STD"</i>	X

APPROVED HARDWOOD TREE REPLACEMENT

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ADAPTABILITY</u>
American Elm	<i>Ulmus Americana</i>	X
American Holly	<i>ilex opaca</i>	N, X
Green/Silver Buttonwood	<i>Conocarpus Erectus</i>	N, X
East Palatka Holly	<i>ilex x attenuate</i>	N, X
Nellie Stevens Holly	<i>ilex x 'Nellie R. Stevens'</i>	N
Powder Puff	<i>Calliandra Haematocephala</i>	X
Red Maple	<i>Acer Rubrum</i>	N
Shady Lady/Black Olive	<i>Bucida Buceras</i>	X
Southern Magnolia	<i>Magnolia grandiflora</i>	N, X
Southern Red Cedar	<i>Juniperus Silicicola</i>	N, X
Sweetbay Magnolia	<i>Magnolia virginiana</i>	N
Yaupon Holly	<i>ilex vomiteria</i>	N, X

PALMS

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ADAPTABILITY</u>
Areca Palm	<i>Chrysalidocarpus lutescens</i>	X
Cabbage Palm	<i>Sabal palmetto</i>	N, X
Canary Island Date Palm	<i>Phoenix canariensis</i>	X
Christmas Palm	<i>Adonidia merrillii</i>	X
Needle Palm	<i>Rhapidophyllum hystrix</i>	N, X
Paurotis Palm	<i>Acoelorrhaphe wrightii</i>	N, X
Pindo Palm	<i>Butia capitata</i>	X
Pygmy Date Palm	<i>Phoenix roebelenii</i>	X
Foxtail Palm	<i>Wodyetia bifurcate</i>	X
Chinese Fan Palm	<i>Livistonia chinensis</i>	X
Queen Palm	<i>Syagrus romanzoffiana</i>	X
Bismarck Palm	<i>Bismarckia nobilis</i>	X
Sylvester Date Palm	<i>Phoenix Sylvestris</i>	X

SHRUBS AND MEDIUM SIZED PLANTS

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ADAPTABILITY</u>
African Bush Daisy	<i>Gamolepis chrysanthemoides</i>	X
Anise	<i>illicium floridanum</i>	N, X
Azalea	<i>Rhododendron species</i>	Varies
Bird of Paradise	<i>Strelitzia reginae</i>	X
Bougainvillea	<i>Bougainvillea sp.</i>	X
Burford Holly	<i>ilex cornuta "Burfordii"</i>	X
Buttonwood	<i>Conocarpus erecta</i>	N, X
Clusia Dwarf	<i>Clusia rosea 'Nana'</i>	X
Coontie	<i>Zamia Pumila</i>	N, X
Croton	<i>Codiaeum variegatum</i>	X
Dwarf Firebush	<i>Hamelia Patens 'Compacta'</i>	N
Dwarf Indian Hawthorne	<i>Raphiolepis indica</i>	X
Firecracker plant	<i>Russelia equisetiformis</i>	X
Hibiscus	<i>Hibiscus rosa-sinensis</i>	N
Indian Hawthorn	<i>Raphiolepis indica</i>	X
Ixora	<i>Ixora coccinea</i>	X
Juniper	<i>Juniperos chinensis</i>	X
King's Mantle	<i>Thunbergia erecta</i>	X
Lion's Ear	<i>Leonotis leonurus</i>	X
Liriope Majestic Big Blue	<i>Liripoe muscari</i>	X
Loropetalum	<i>Loropetalum chinese var 'Daruma'</i>	X
Loropetalum Crimson Fire	<i>Loropetalum chinese var rubrum 'Ruby'</i>	X
Oleander	<i>Nerium oleander</i>	X
Orange Jessamine	<i>Murraya paniculata</i>	X
Pampas Grass	<i>Cortaderia selloana</i>	X
Pittosporum	<i>Pittosporum tobira</i>	X
Podocarpus	<i>Podocarpus macrophyllus</i>	X
Porterweed	<i>Stachytarpheta jamaicensis</i>	Varies
Plumbago	<i>Plumbago auriculata</i>	X
Princess Flower	<i>Tibouchina urvilleana</i>	X
Rain of Gold Thryallis	<i>Galphimia glauca</i>	X
Rosemary	<i>Rosmarinus officinalis</i>	X
Ruddy Rose	<i>Ruspolia hypocrateriformis</i>	Varies
Sadankwa Viburnum	<i>Viburnum suspensum</i>	Varies
Texas Sage	<i>Leucophyllum frutescens</i>	X
Turk's Cap Hibiscus	<i>Malvaviscus penduliflorus</i>	N
Walter's Viburnum	<i>Viburnum obovatum</i>	N

VINES, GRASSES AND GROUND COVERS

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>ADAPTABILITY</u>
African Iris	<i>Dietes vegeta</i>	Varies
Algerian Ivy	<i>Redera canariesis</i>	X
Amaryllis Lily	<i>Amaryllis sp.</i>	X
Blanket Flower	<i>Gaillardia pulchella</i>	N
Bromeliad	<i>varies</i>	Varies
Cardboard Plant	<i>Zamia furfuracea</i>	X
Coontie	<i>Zamia pumila</i>	N, X
Creeping Fig	<i>Ficus pumila</i>	X
Crown of Thorns	<i>Euphorbia milii</i>	X
Daylily	<i>Hemerocallis sp.</i>	X
Dwarf Oyster Plant	<i>Tradescantia spathacea 'Dwarf'</i>	X
English Ivy	<i>Hedera helix</i>	Varies
Fuchsia Skullcap	<i>Scutellaria suffrutescens</i>	Varies
Liriope	<i>Liriope muscari</i>	X
Milkwood	<i>Asclepias curassavica</i>	Varies
Mondo Grass	<i>Ophiopogon japonicus</i>	X
Muhly Grass	<i>Muhlenbergia capillaris</i>	N, X
Parson's Juniper	<i>Juniperus chinensis "Parsonii"</i>	X
Periwinkle	<i>Vinca major</i>	X
Pentas	<i>Penta sp.</i>	X
Salvia	<i>Salvia sp.</i>	N, X
Shore Juniper	<i>Juniperus conferta</i>	X
St. Augustine Grass	<i>Stenotaphrum secundatu</i>	X
Tampa Vervain	<i>Glandularia tampensis</i>	N
Trailing Lantana	<i>Lantana montevidensis</i>	X
Variegated Flax Lily	<i>Dianella tasmanica 'Variegata'</i>	Varies
Whirling Butterflies	<i>Gaura lindheimeri</i>	X
Zoysia grass	<i>Emerald cultivar Zoysia japonica</i>	X

4.23 Trees and Tree Removal/Replacement (Declaration Article 6.35)

All existing trees on the Lots within the Community must be retained, except prohibited species, which must be removed and replaced with approved species. Besides prohibited trees, no trees shall be removed except for diseased or dead trees and trees needing to be removed to promote the growth of other landscaping or for safety reasons.

Removing any existing tree(s) must be approved by the ACC and such removal will require a suitable replacement of the removed trees. Removal of a prohibited tree will require replacement with an approved species.

Removal of diseased or insect infested trees and palms that pose a contagion threat to surrounding landscape and neighboring areas must be removed by the Homeowner within 10 days of it being identified and when directed by the Property Manager. Incurable and untreatable palm diseases like Ganoderma and Fusarium Wilt pose a threat of spreading contagion to surrounding landscape. The Property Manager will coordinate with Homeowners for immediate action.

The Community front yard street-scape currently includes Oak, Magnolia, Holly (as well as other approved hardwoods), Foxtail Palms and/or Sabal Palms, making trees key elements of the landscape throughout the Community. As a result, the POA is committed to maintaining the quality and quantity of mature trees in the Community, in particular, the street-scape or street view.

The desired tree count is to include at least one hardwood tree (8 feet minimum overall height, 10 feet is recommended) and at least two palm trees (8 feet minimum clear trunk, 10 feet is recommended) **in the front of each** single Lot in the Community. If no mature street-scape trees are installed on the Lot, the ACC may request such trees to be installed.

Homeowners in the Community have a responsibility to meet City of Venice (City) and Sarasota County (County) tree ordinance regulations. If a building permit or a landscaping permit is required by the City or the County, the Homeowner is responsible for obtaining the necessary permits. Approval must be granted by the City to remove hardwood trees within seven (7) years from the initial Certificate of Occupancy (CO). CO dates can be found by visiting the Sarasota County Property Appraiser's website and is required for each ACC application involving a tree removal request. If proof of a Tree Permit approval from the County is not provided to the ACC for trees that fall in this category or an official statement from the County saying that a permit is not required, the ACC cannot provide approval for the removal of these trees and will, therefore, deny the application. Sabal Palms are protected and can only be removed if dead or diseased and must be replaced in kind.

Landscape plans submitted for a Homeowners Lot must show existing trees and indicate whether the trees will be preserved, relocated or removed. If requesting removal, the landscape plans must show which appropriate replacement tree will be installed and indicate the location of each tree.

If any palm tree is removed from a Homeowners Lot, it must be replaced with a permissible approved Florida Grade 1 replacement palm tree and meet the criteria listed in **Items A & B** set forth below.

If any hardwood tree is removed from one's Property, it must be replaced with a permissible approved Florida Grade 1 replacement hardwood tree and meet the criteria listed in **Item C** set forth below.

Any tree planting/removal/replacement requires that utilities be marked out by calling 811 prior to the work being performed as this is a stipulation of all ACC approvals.

Item A - Removal of Washingtonian Palms and other Mature Palm Trees

With the exception of protected Sabal Palms, other palm trees may be removed from a Lot with ACC approval and be replaced with an approved palm tree. Replacement trees for mature Washingtonian Palms or for other mature palm trees are to have no less than 8 feet clear trunk, 10 feet is recommended clear trunk unless approved otherwise by the ACC. The following are recommended replacements for mature palm trees: Foxtail Palm, Queen Palm, Sabal/Cabbage Palm, Sylvester Date Palm, Bismarck Palm, etc. Other palms are allowed to be installed with ACC approval. Please see the list of permissible replacements for palm trees as provided in Section 4.22 "Recommended Landscape Materials." Please see Section 4.24 "Trees: Clarification on Clear Trunk (CT) vs. Overall Height (OH)" for clarification on the size and clear trunk requirement.

Item B - Removal of Small Palm Trees

Removal of Small Palm Trees such as Areca Palms, Paurotis Palms, Pygmy Date Palms, Chinese Fan Palms and any other palms under 10 feet in height requires an ACC submittal. If a Homeowner removes one small palm tree, it must be replaced with an approved palm tree of at least the same height. Please see the list of permissible replacements for small palm trees as provided in Section 4.22 "Recommended Landscape Materials." Please also see Section 4.24 "Trees: Clarification on Clear Trunk (CT) vs. Overall Height (OH)" for clarification on size requirement.

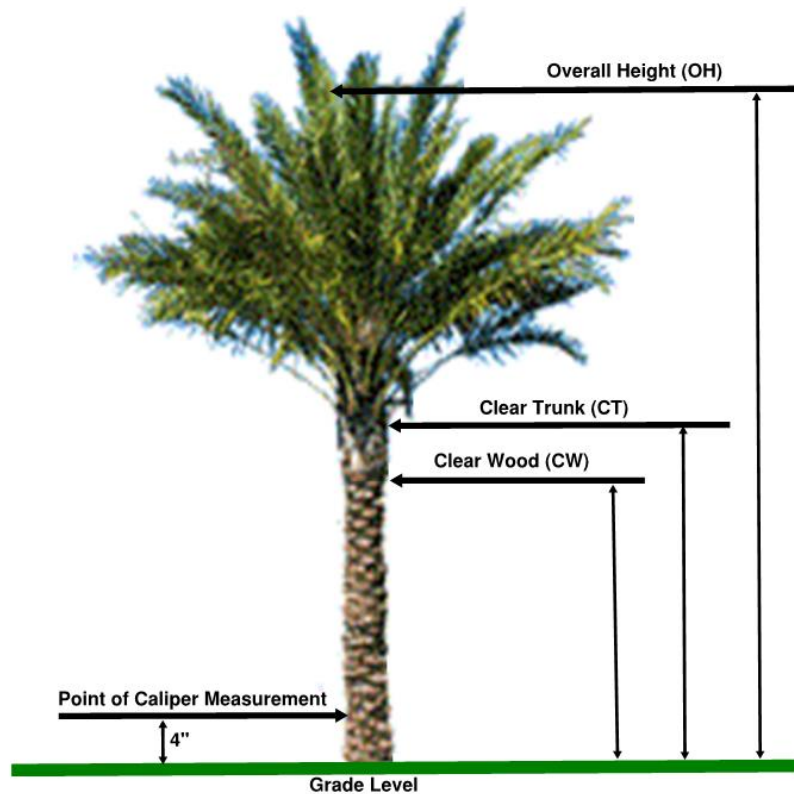
Item C - Removal of Oak Trees and other Mature Hardwood Trees

A mature hardwood tree (i.e. hardwood tree over 6 feet in overall height) may be removed from a Lot with ACC approval. If removed, the hardwood tree must be replaced with one of the approved listed hardwood trees in Section 4.22 "Recommended Landscape Materials." All replacement trees must be a minimum of no less than 8 feet in overall height, 10 feet is recommended, at least three-inch caliper, and a minimum of Florida Grade 1 quality. One (1) hardwood tree of some variety must remain in the front yard on each Lot at all times in line with Tree Permits issued according to City and County tree ordinances and regulations.

4.24 Trees: Clarification on Clear Trunk (CT) vs. Overall Height (OH)

ACC rules dictate the height requirements of replacement trees to provide a consistent and mature look to the plantings in the Community, and to ensure the survivability of the transplanted tree(s). In most cases, any replacement tree must have an **Overall Height (OH)** requirement of no less than 8 feet (10 feet is recommended). Regarding Foxtail Palms, Cabbage Palms or Sabal Palms, the minimum requirement is no less than 8 feet **Clear Trunk (CT)** (10 feet is recommended).

This diagram illustrates how the ACC interprets these measurements:



4.25 Repainting (Declaration Articles 6.40 and 8.1)

If a Homeowner intends to repaint the Home any color scheme, including its original colors, an application must be submitted to the ACC. The application must include the color sheet or formulas provided by Sherwin Williams, Benjamin Moore, or other evidence that shows the original colors of the Home when it was built and painted by the builder. Satin finish is the required standard.

Garage doors must be solid, windowless panels, painted the body color of the Home. Any decorative trim, ornamentation, vents, screens or openings on garage doors are prohibited.

All stucco trim (corbels, door and window bands, column ribbons and the like) must be painted the solid trim color. Checker-boarding corbels and trim is strictly prohibited.

If a Homeowner wishes to change the color of paint on the exterior of a Home, the Homeowner must use a complete color scheme created by the POA.

The Homeowner may not choose the color scheme of a Home immediately to the right or immediately to the left of his/her Home, nor that of the Home directly across the street. "Before" photos must be submitted as part of the process. For stucco walls inside the enclosed and caged area of the lanai, the color of the walls may be painted a solid color of the Homeowner's choice with ACC approval.

Any change in the colors of your doors, window trim, or Home during repaint is subject to ACC approval.

Color swatches and/or paint formulas are to be submitted with the ACC request for approval, as well as the address of the Home of which the color or colors have been approved. Confirming colors, including testing by a paint expert, is the responsibility of the Homeowner /Contractor.

The Home/roof/driveway/sidewalk and curb must be cleaned prior to painting. Refer to the ACC Application for details.

4.26 Solar Panel Systems (Declaration Article 6.11)

Applications to install roof mounted solar panels on a Home must include the following respective items:

- Site Plan illustrating directional arrow North with “Google Earth” view of roof.
- Roof Plan detailing quantity and location of all solar panels.
- Floor Plan illustrating location of all exterior mounted solar equipment.

Pipes and raceways on the roof and going down the wall of the Home must be painted to match the color of the roof and wall, respectively. Wall mounted solar accessories that cannot be painted because of system warranties, such as inverters, disconnects, batteries, transfer switches and distribution gateways and panelboards must be screened from view utilizing vegetation in accordance with Section 4.20 "Privacy Screening and Fencing."

A drawing and plat showing the orientation of the Home on the Lot and directional North duly noted must be submitted with the application, illustrating where the solar panels will be installed on the roof. Samples of construction materials may be required prior to approval.

Regarding Homes with roofs that have been replaced since original construction or that are still under original construction warranty, Homeowners are notified that installing solar panels may negatively impact or potentially void the roof warranty.

4.27 Rain-Water Collection Systems (Declaration Article 6.11)

Applications to install Rain-Water Collection Systems on a Home must include the following respective items:

Pipes and/or tubing which are used to catch and convey water to a storage tank, installed along the side of a Home must be painted to match the color of the wall. The storage tank (e.g. rain barrel) must also be painted to match the color of the wall and be screened with vegetation. It is important that the conveyance lines and storage tank connection maintains a tightly sealed fit, to prevent mosquitoes from being attracted to the standing water. A design of how the system will be sealed should be submitted as a part of the ACC Application.

Insofar as possible, Rain-Water Collection Systems should be installed only toward the rear of the Home or on the lanai and screened from view in accordance with Section 4.20 "Privacy Screening and Fencing."

4.28 Open Flames/Burning

Open Flame Fires and Burning of any kind in the Community is strictly prohibited.

Open flame fires pose an extreme hazard and/or nuisance to surrounding Homes when atmospheric conditions (i.e. high winds) or local circumstances (i.e. extremely dry conditions) exist. The fire, embers, or smoke can be dangerous or offensive to the Homeowner and/or neighbors. Burning of wood, trash, paper, artificial logs, yard waste and the like, in any and all circumstances, is strictly prohibited.

4.29 Fire Pits, Patio Heaters, Outdoor Fireplaces/Cooking

Gas/charcoal grills (used for outdoor cooking) and gas fire pits inside the lanai are allowed. Permanently installed fire pits outside the lanai require an ACC application.

Please refer to the Sarasota County Air and Sound Control Code, Section 54-116 for a complete description of the detailed regulations and restrictions on Open Burning, Outdoor Cooking, Fire Pits, Outdoor Fireplaces and Patio Heaters.

Condo or Neighborhood Association rules relating to Fire Pits, Patio Heaters, Fireplaces, and/or Outdoor Cooking, which may be more restrictive, still apply.

Appendix

Venetian Golf & River Club Community Development District (CDD)

Landscape Maintenance Guidelines

(Pertinent Excerpts)

THIS DOCUMENT IS A GUIDELINE FOR ALL HOMEOWNERS WITHIN THE VENETIAN GOLF & RIVER CLUB

For Homeowners who are not represented by a condo (COA) or Homeowner (HOA) Neighborhood Association, please remember that these are guidelines that you can provide to your landscaper of choice, or use as recommendations if you self-manage your landscaping.

This document is recommended to form the basis of all contractual arrangements between Homeowners or associations and their respective landscape maintenance contractors, to ensure consistent compliance of all measures for the entire community.

PART 1

GENERAL MAINTENANCE

5.1 Mowing – General

All grasses shall be mowed on the following schedule:

March 1st through October 31st - Once a week

November 1st through February 28th - Once every two weeks

This schedule estimates that there will be between 41-45 cuts annually for St. Augustine and Bahia turf, based on standard growing periods in Florida, however, inspection requires a minimum of 52 weekly visits to perform landscape maintenance duties such as weed control, selective mowing, debris clearing and general detailing of the Property, other than mowing, which cannot remain unattended for two weeks. Notwithstanding the above time frame, at no time shall grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the grass at a height of three and one half (3-1/2) inches. Mowers shall be equipped with a mulching type deck. Clippings may be left on the lawn as long as no visible clumps remain on the grass after mowing. Clumps of clippings must be collected and removed or left on the lawn for no more than one day and then re-distributed across the lawn to reintroduce nutrients in the clippings back to the soil system. In the case of fungal disease outbreaks, the clippings shall be collected until the disease is under control. Any visible damage to the turf caused by the mowing equipment shall be immediately restored to its original condition within 24 hours.

In maintenance provided Neighborhood Associations, contractors shall be responsible for training all its personnel in the technical aspects of the VG&RC's Landscape Maintenance Program and general horticultural practices. Training shall also include wetland species identification as it relates to protection of lake banks and wetland areas. Contractors shall be held responsible for any and all damage to wetlands, littoral shelves, mitigation areas and uplands to work practices. Saturday work is permitted only between the hours of 9:00 am through 3:00 pm.

5.2 Pond Mowing

Pond banks with mowable grass to the waterline will be mowed and trimmed to water's edge. Careful attention must be paid to mower height on sloped pond banks as not to scalp at the crest of the bank and increase the chance of erosion. Also, when line trimming at water's edge, grass shall not be scalped to minimize erosion. Line trimming shall be the same as mowing height if not slightly higher. Trimmings and clippings shall be kept from entering the water. Excessive clippings and clumps shall be hand removed. Blowers and Mowers must discharge all clippings away from the water and banks. Any trash or debris within arm's length reach of the water's edge shall be removed and disposed of by contractors during normal mowing service events.

Homeowners are responsible for mowing to the water's edge a minimum of every other week where St. Augustine sod is present behind their Property utilizing the same procedures outlined above for contractor's.

5.3 Edging and Trimming

All hard-edged areas (curbs, sidewalks, bike paths and the like) shall be vertically edged at each and every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines, irrigation heads and planting beds) shall be edged a minimum of every other week. All edging must be performed to the VCDD standards. **Chemical edging is never permitted** anywhere within the Community.

At no time shall a lawn be allowed to grow in an unsightly manner. In maintenance provided Neighborhood Associations, contractors agree to correct deficiencies within 24 hours of notification. Contractors shall complete all activities (mowing, edging, line trimming, blowing off sidewalks, driveways, curbs and gutters) in relatively small, manageable sections. Clippings, trimmed weeds, turf, dirt or debris shall not remain on any surface for more than two hours. If a mowing event is missed, every effort shall be made to perform the work within the same week (including Saturday's with approval).

5.4 Tree and Shrub Care

Deciduous Trees: All deciduous trees shall be pruned when dormant to ensure uniform and proper growth. Evergreen trees shall be pruned in early summer and late fall to ensure proper growth and head shape. Sucker growth on all trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as required to ensure trees appear healthy and neat in appearance at all times. Branches shall be pruned just outside the branch collar. In maintenance provided Neighborhood Associations, the contractor is responsible for the removal and disposal of all branches and limbs up to 4" diameter and up to 15 feet height from the ground to keep them from encroaching onto buildings (including roofs) or over sidewalks, trails, and roadways as not to interfere with pedestrians or vehicles. Homeowners have the same responsibilities. Clearance over sidewalks and pedestrian walkways shall be a minimum of ten feet (10') and fifteen feet (15') over roadways. All moss hanging from trees (including Ball Moss) shall be removed to a height of fifteen feet (15') from all trees on an as needed basis. However, during dormant season, all Crape Myrtles and other small flowering trees shall have ALL mosses removed from the entire tree regardless of size or height. Crape Myrtles should be Pencil pruned, not "hat raked" at any time. Pruning should be performed after a threat of frost has passed.

Shrubs/Ornamental Grasses: All shrubs shall be pruned as necessary to retain a natural attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design or Homeowner request. Shrubs shall be pruned in accordance with the intended aesthetic function of the plant in its existing location. Flowering shrubs shall be pruned after the blossoms have cured, with top pruning restricted to shaping terminal growth. All pruning shall be performed with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of the Community. In maintenance provided Neighborhood Associations, the contractor shall agree that pruning is an art and must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be permitted. Contractors must sterilize all pruning equipment prior to moving to the next shrub or grouping, particularly when fungal diseases are present. All clippings and debris from pruning shall be removed and disposed of off-site immediately after pruning. Cutting of Muhly grass and other ornamental grasses should occur in spring (Late March-April) and these grasses shall be maintained reasonably weed free. Individual Homeowners have the same responsibilities as contractors.

Palm Trees: All palm trees (regardless of height) shall receive pruning as often as necessary to appear neat and clear at all times. This includes the removal of brown and/or broken fronds and seed pods (inflorescence). Removal of green or even yellowing fronds is unnecessary, against Florida Friendly Landscaping Guidelines, and not permitted. Remove Only Brown (ROB) fronds once they have browned to the trunk. Palm fruit pods shall be removed prior to full development. Homeowners and contractors are responsible for the removal of all palm fruit stains. Contractors must sterilize all pruning equipment prior to moving to the next palm to minimize the spread of palm infestation and diseases. Never trim a palm tree above the Florida Friendly Landscaping Guideline of 9:00 to 3:00 o'clock. Over trimming a palm tree severely stresses the tree and increases it's susceptibility to insect infestation and diseases.

In maintenance provided Neighborhood Associations, the contractor shall never over trim a palm tree with a hurricane or spike cut and doing so can lead to immediate termination of the maintenance contract. These same rules apply to Homeowners who contract their landscaping individually, and you may be fined for violations of palm trimming requirements.

Weeds and Grasses: All groundcovers and turf areas shall be kept reasonably free of wild weeds and grasses, and should be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied pre- and post- emergent herbicides as part of fertilizer mixtures and post-emergence herbicide spot treatments on an as-needed basis. All shrub and plant beds shall be continuously maintained on a weekly basis during the regularly scheduled mowing events by removing all weeds, dead leaves, trash and other undesirable materials and debris.

Post-emergent herbicides are prohibited when weeds have established themselves as to dominate a planting bed. If weeds larger than 2" are present, hand pulling must be performed. Weeds that have been sprayed and have died must also be hand removed. Non-selective post-emergent herbicides **shall never be used** to control weed or sod growth around structures of any type (utility boxes, mail boxes, street signs, tree rings, etc.) In maintenance provided Neighborhood Associations, if herbicide violations occur, the contractor will be given a warning to cease the violation and, continued abuse could result in the termination of their contract. Contractors shall be liable for the replacement of any ornamental plants accidentally killed or damaged by herbicide application.

5.5 Maintenance of Paved Areas

All paved areas shall be kept weed and debris free. This shall be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds larger than 2" in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes, color tinting, or staining attributes may be used on paved areas. **Never** utilize non-selective herbicides to eradicate weeds in curb line expansion joints where the chemical can leech back to the surrounding turf causing regularly spaced dead patches adjacent to curbs and sidewalks.

5.6 Clean Up

In maintenance provided Neighborhood Associations, contractors shall never leave the premises after completion of any work leaving spaces in any type of disarray. All clippings, trimmings, debris, dirt, trash or other unsightly materials shall be removed promptly upon completion of work. Contractors shall utilize mobile waste disposal methods. Use of dumpsters is **strictly prohibited** – for landscape maintenance, specifically. All grass clippings shall be blown off sidewalks, walkways, streets, driveways, curbs and gutters immediately after cutting, and never left in place for more than two hours. Also, grass clippings shall be blown onto turf areas, **never** into mulched bed areas, ornamental grass beds (including pond banks) or tree rings. These areas shall always be maintained free of grass clippings. Clippings **shall never** be blown down or into storm water catch basins or curb inlets.

5.7 Replacement of Plant Material

In maintenance provided Neighborhood Associations, contractors shall immediately notify the Property Managers of respective Condo/Homeowner Neighborhood Associations of any trees or shrubs in a state of decline. Dead or unsightly plant material shall immediately be removed and replaced with materials from the recommended plant list by contractor upon notification from the Property Managers of respective Condo/Homeowner Neighborhood Associations. Contractors shall be responsible for plant replacement due to their own negligence (i.e....mower damage to tree trunks). All replacement new plant material shall be guaranteed for a period of one (1) year for trees and (90) days for shrubs, ground cover, and sod, lawn or turf materials after final acceptance.

PART 2

FERTILIZATION

Except as otherwise regulated by Sarasota County Ordinance Number 2007-062, all turf shall be fertilized according to Institute of Food and Agricultural Sciences (IFAS) Guidelines for a high maintenance level for South Florida turf. In maintenance provided Neighborhood Associations, it is the contractor's sole responsibility to familiarize themselves with Ordinance 2007-062 and follow ALL requirements for timing and applications of fertilizers as well as all Best Management Practices (BMP) training requirements. Copies of training Certificates shall be provided to the Property Managers of maintenance provided Neighborhood Associations.

5.8 Highlights of the Sarasota County Ordinance Number 2007-062

No applications of fertilizers containing nitrogen or phosphorus are permitted to turf or landscape plants from **June 1st through September 30th**.

Always maintain a **ten foot (10') buffer** and use deflector shields when applying fertilizer around a body of water or wetland/preserve.

Fertilization throughout the remainder of the year shall be applied at the lowest recommended rate according to the most current bmp manual.

Fertilizers applied to turf and landscape plants shall contain no less than 50% slow release nitrogen. No more than four (4) pounds per one thousand (1,000) square feet may be applied to turf or landscape plants per year. Phosphorus applications shall not exceed 0.25 pounds per 1,000 square feet per application, nor exceed 0.5 pounds per 1,000 square feet per year.

All commercial fertilizer applicators must be licensed by the Florida Department of Agriculture and Consumer Services (FDACS) and licenses must always be current.

Nutrient packages not containing nitrogen or phosphorus may still occur during "blackout" period, if necessary.

5.9 Specific Turf Fertilization Recommendations

All Bahia Sod:

February	A complete fertilizer based on soil tests +Pre-Emergent Herbicide (PreM)
April	Nitrogen (soluble Nitrogen applied at 0.5 pounds N/1000 SF)
May	Slow Release Nitrogen (SRN) applied at 1.0 pounds N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All St. Augustine Sod:

February	NONE
April	Nitrogen (soluble Nitrogen applied at 0.5 pounds N/1000 SF) May Slow Release Nitrogen (SRN) applied at 1.0 pounds N/1000 SF
November	A complete fertilizer based on soil tests + PreM

All Celebration Bermuda Grass Sod:

February	A complete fertilizer based on soil tests +Pre-Emergent Herbicide (PreM)
March	Nitrogen (soluble Nitrogen applied at 0.5 pounds N/1000 SF)
April	Slow Release Nitrogen (SRN) applied at 1.0 pounds N/1000 SF
May	A complete fertilizer based on soil tests
November	A complete fertilizer based on soil tests + PreM

Contractors must submit a fertilizer label to the respective Property Managers of maintenance provided Neighborhood Associations for approval prior to applications.

At times environmental conditions may require applications of nutrients to augment the above fertilization programs to ensure turf areas are kept uniformly GREEN, healthy and in tip-top condition. It shall be the sole responsibility of the respective contractor to determine specific needs and requirements and notify the Property Managers of maintenance provided Neighborhood Associations when these additional applications are necessary.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated, after application of the fertilizer. Any “rusty” iron stains caused by failure to do so will be the contractor’s sole responsibility to remedy immediately.

Fertilizer shall always be applied in a uniform manner. If turf streaking occurs, contractors shall remedy the issue at their own cost for no additional charge. It shall be the contractor's responsibility to remove any and all stains from any hard surfaces on the Property, caused by their negligence during fertilizer application. Fertilizers shall not be applied within ten (10) feet from the landward extent of any surface or body of water. Spreader deflector shields are mandated when applying Fertilizers by use of any broadcast or rotary spreader. Deflector shields must be positioned such that Fertilizer granules are deflected away from all impervious surfaces and water surfaces.

5.10 Shrub, Tree and Groundcover Fertilization

(Contractor shall make adjustments per Ordinances)

All Shrubs, Groundcovers and Trees shall be fertilized according to the following specifications:

Three (3) times per year (February, May and October) with minor nutrients other than Nitrogen and Phosphorus if plants are displaying symptoms of nutrient deficiencies.

A complete fertilizer (formula will vary based on test results) at a rate of 4-6 pounds N/1000 SF/year. (A minimum 50% Nitrogen shall be in a slow release form).

All Fertilizer shall be applied in a uniform manner, broadcast around the plants, but never in direct contact with leaves, stems or trunks. Fertilizer shall never be piled around the base of plants. Any and all fertilizer remaining on leaves of plants shall be immediately brushed or blown off. It is the contractor's responsibility to immediately replace any plant material damaged by fertilization burn due to application negligence.

5.11 Palm Fertilization

All palms shall receive 1-1/2 pounds of 8N-2P₂O₅-12K₂O+4Mg with micronutrients per 100 square feet of palm canopy per application up to four times per year (February, May, October with an optional late fall application if nutrient deficiencies are present). 100% of the Nitrogen (N), Potassium (K) and Magnesium (Mg) must be in a slow release form. All micronutrients must be in a water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy and must be kept at least six inches (6") from the palm trunk.

In maintenance provided Neighborhood Associations, contractors shall, prior to application, provide the Property Manager of respective Condo/Homeowner Neighborhood Associations with all fertilizer analysis tags from the fertilizer to be applied in order to document and verify the correct formulation and quantity at least two weeks prior to the scheduled application. This is of significant and particular importance for the Palm Fertilization Program.