

THE COTTAGES ARCHITECTURAL GUIDELINES

Date Updated: April 2025

It is the objective of the Architectural Guidelines to preserve the cohesive appearance of The Cottages neighborhood with consistency of architectural type, materials, color, and exterior design. The Cottages is to be seen as an attractive, inviting, aesthetically pleasing, well-maintained community. These guidelines promote continuity and harmony to ensure the homes form a cohesive neighborhood. In The Cottages homes are built close together so exterior choices make a great impact on surrounding homes. Updating and maintaining our homes is desirable but the overall character of the neighborhood must be preserved. Architectural guidelines promote consistency in the community concept, protect property values, preserve and perpetuate the unique residential character of The Cottages, and insure our homes meet the requirements of Pelican Landing. Cottages residents are required to observe all covenants of both The Cottages HOA and Pelican Landing.

All exterior work of any type, including solar panels, antennas and the like, requires submission of the Pelican Landing Design Review Committee (DRC) form and signed approval from The Cottages Board of Directors and the Pelican Landing DRC before work commences. The PLCA Design Review Committee meets on the 2nd Thursday of each month. Requests must be submitted via email or delivery to the PLCA office by 5:00 p.m. on the Thursday prior to the monthly meeting. The DRC form is available at www.pelicanlanding.com

The Cottages Design Review Architectural Guidelines

Exterior features of the homes that may not be changed:

- Exterior building design, stucco surfaces, and any type of ornamental trim.
- Roof tile design, style, and color
- Driveway paver design, style, and color
- Exterior paint and trim color
- Window frame, style and color
- Shutter design, style and color
- Gate design, style and color
- Garage door design, style, and color
- Pool and lanai cage color

Exterior features of the home require a DRC form to be approved before the start of any work. The following features may be replaced with prior approval by both The Cottages Board of Directors and the Pelican Landing Design Review Committee.

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Front Entry Doors

- Front Entry Doors shall be either full or three-quarter height glass with clear or etched glass inserts. No colored glass. No wrought iron.
- Door style with minimal graining and consistent texture.
- Color shall be that of the white trim and shall be one solid color.
- Front Entry Doors shall not have separate screen doors or storm doors.
- **Cabana homes:** There are 3 styles of cabana home front entries—wooden gates, aluminum gates or glass doors. Cabana gates are considered the front doors to the home and shall be the color of the white trim. (see *Gates*)

Garage Doors

- Color shall be that of the white trim and shall be one solid color.
- Replacement garage doors shall be the same style and appearance as the existing design.

Other Exterior Doors such as Utility and Kitchen Doors (not visible from the street)

- Color shall be that of the white trim and shall be one solid color.

Walls

- All side privacy walls shall be cement block with stucco overlay painted to match the exterior house style and color and shall conform to the original existing materials, style and height.

Windows

- All window frames shall be white and replaced with the same style, shape and size as the original. For example, replacements for windows with dividers shall maintain the same divider pattern.

Gates

The Cottages has several different styles of gates depending on the purpose of the gate. In general, gate replacements shall keep the existing gate design and style as closely as is possible.

- Street facing gate color of any style shall be that of the white trim.
- Gate hardware shall be black or dark in tone.
- **Cabana homes:** these gates are considered the front doors to the home. There are 3 styles of cabana front entries—wooden gates, aluminum gates or glass doors. Entry gates shall be the color of the white trim and match the existing design and style. Glass doors see *Front Entry Doors*
- Side Privacy Wall Gates: shall match the existing gate design and style ie., curved top
- Yard Gates: shall match the existing gate design, style and height.

Porch Railings and Gazebos

- Color shall be that of the white trim.

Pool Cages

- All pool and lanai area enclosures shall be bronze and screening shall be dark in tone.

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Roof Tiles

- All roof tiles shall be flat cement tiles.
- **The Board approved replacement cement roof tile is Newpoint #1GCCW0308CD Plantation slate-like Cedar Tan, black and brown antique**
- “Painted-to-match” tiles, “close match tiles,” or moving old tiles from one area of the roof to another results in an undesirable appearance that is not in keeping with The Cottages or Pelican Landing maintenance and appearance standards and will not be approved.

Gutters and Drains

Gutters are considered part of the overall community drainage plan and affect neighboring properties significantly. Drainage is governed under The Cottages and Pelican Landing covenants and requires a drawn drainage plan and DRC approval prior to installation.

- Gutters shall be as unobtrusive as possible
- Gutters cannot be aimed toward neighboring properties, they must drain to street or backyard drains.
- Gutter downspout termination shall not be visible from the street, with underground water emitters preferred.
- All gutters shall be white or shall be painted to match the exterior house color

Driveways and walkways

- All driveways and front walkways shall be uniform brick or concrete pavers in a color and style that are pre-approved by the Board of Directors and require a DRC form.

Landscape Lighting

- Landscape lighting shall be as unobtrusive as possible and placed so it is not a hazard to landscape maintenance personnel.
- Landscape and exterior lighting shall not intrude or shine onto a neighboring property, common areas, natural preserve or lake areas.
- All landscape light bulbs shall be warm white or clear. LED lighting shall have a “warm white” light temperature of 2500-3000k. No colored landscape lighting is allowed. No "blue" toned LED lighting is allowed.

Exterior Lighting

- The Cottages promotes "Dark Sky" lighting that preserves the nighttime visual environment.
- The original exterior light is Carriage House style. Contact the Board for the exterior replacement light information.
- Exterior light fixtures located on the garage shall be white.
- Glass color shall be clear or seeded.
- Bulb color shall be clear or white. LED lights shall have a “warm white” light temperature of 2500-3000k. No colored exterior lighting is allowed. No "blue" toned LED lighting is allowed.

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Security Cameras

- Exterior video recording devices require Board approval before installation.
- Security signage, as required by law, shall be placed as close as possible to the front door.
- Cameras shall be placed so they survey the homeowners' property only. Cameras may not survey or record neighboring properties or common areas.
- All video and sound security devices shall conform to Florida right-to-privacy statutes.